

iNGLEBY TRICE.

**Ivory House, St Katharine Docks,
London, E1**

Bright fitted offices available in a central London dockside location

Details

Ivory House is a characterful, converted warehouse. It provides the ideal location for an occupier looking for offices in a waterside location.

The 1st floor office is newly available and provides bright, efficient, fitted space. The building has period features and the offices are accessed via a private entrance.









The estate boasts an excellent range of restaurants, coffee shops and bars.

Showers, bike storage, Brompton lockers and car parking are available.

Transport by Overground & Underground: 2 minutes' walk from Tower Gateway DLR – 3 minutes' walk from Tower Hill (Direct access to all main terminals: Waterloo, King's Cross & London Bridge via Circle & District lines) – 7 minutes' walk from Fenchurch Street (Mainline trains) – 8 minutes' walk from Aldgate (Circle & Metropolitan lines) – 10 minutes' walk from Monument (Circle & District lines) – 11 minutes' walk from London Bridge (Northern & Jubilee lines) or Liverpool Street (National Rail, Circle, Elizabeth, Hammersmith and City, Metropolitan and Central Lines.)

By Boat: Riverbus services to St Katharine's Pier every 15 minutes – 2 minutes' walk from Tower Pier with Riverbus service every 10 minutes.

Specification

-  Dockside location
-  Converted warehouse
-  London's only marina
-  Outstanding range of restaurants and bars in vicinity
-  Car Parking is Available
-  Showers & bike racks
-  Excellent transport connectivity
-  EPC: B (47)



Availability

TIMING	FLOOR	SIZE (SQ FT)	FIT OUT DESCRIPTION	FULLY MANAGED PRICING (MONTHLY)	TOTAL COST PER SQ. FT PA	MINIMUM TERM AVAILABLE	STATUS
Now	Pt Mezz	6,096	56 Desks 3 Meeting rooms	£63,500.00	£125.00	3 years	Available

Fully Managed Pricing Includes:

CORE COSTS



- Rent
- Business rates payable (current year)
- Service charge (current year's budget)
- Building insurance (current year's premium)

ADDITIONAL OPERATING COSTS & 3RD PARTY MANAGEMENT *



- 3rd party management agreement set up to suit occupier's needs
- Tea & coffee
- Waste disposal
- Invoice management
- Dedicated account manager
- Single monthly payment
- Cleaning
- Fibre Internet
- Utilities
- HVAC maintenance
- Fire safety
- IT infrastructure & network support

Subject to contract.

All prices and rents quoted are net of VAT.

Additional services available upon request

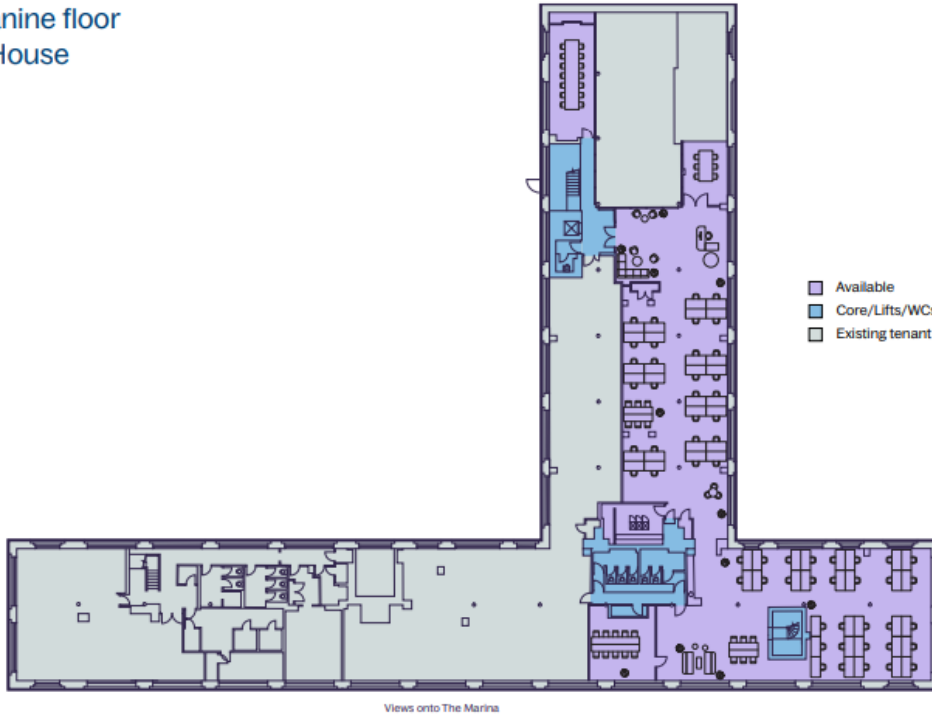
Non managed (conventional) costs available upon request

April 11, 2023





Mezzanine floor Ivory House



Floor	sq ft	sq m
Part Mezzanine offices	6,096	566
Total	6,096	566

Figures showing lettable areas



Floor Plan

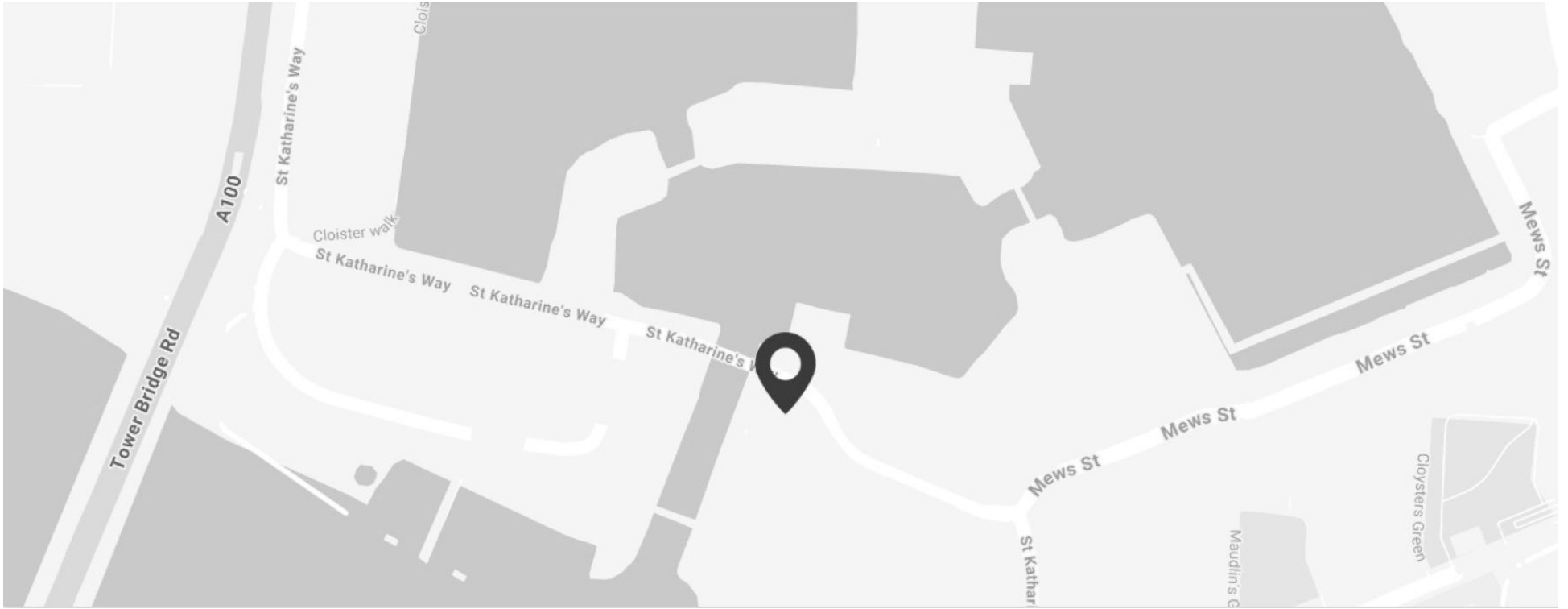
Floor: **Pt Mezz Floor**

Size (NIA) : **6,096 Sq Ft**

Desks: **56**


Meeting Rooms: **3**


Floor plan not to scale.




Leasing Agent Contact Information :


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