



## Grade A warehouse office spaces with unrivalled river views

### Devon House

58-60 St Katharine's Way, E1W 1LP

Office

# TO LET

**3,605 to 22,222 sq ft**

(334.92 to 2,064.49 sq m)

- 3.2-3.5m office ceiling heights
- Part of a vibrant waterside community
- Stiff + Trevillion designed reception with agile working area and access to riverside courtyard
- 21 showers & 190 lockers
- 97 bike spaces



## Summary

<b>Available Size</b>	3,605 to 22,222 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£22.50 per sq ft est pa
<b>Service Charge</b>	£21.33 per sq ft est pa
<b>Legal Fees</b>	Each party to bear their own costs
<b>Estate Charge</b>	included in S/C
<b>EPC Rating</b>	B (50)

## Description

Devon House is a new, exciting office refurbishment by Blackstone, situated on the south side of the St Katharine Docks Estate.

The Estate is located adjacent to Tower Bridge and overlooks the River Thames. It benefits from many local shops, restaurants and bars including Honest Burger, Cote, Ping Pong, Zizzi, Starbucks, CAU and The Dickens Inn.

The fourth & fifth floors will be available October 2024.

The third floor will be available November 2024.

## Location

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.

## Accommodation

The accommodation comprises the following NIA(s):

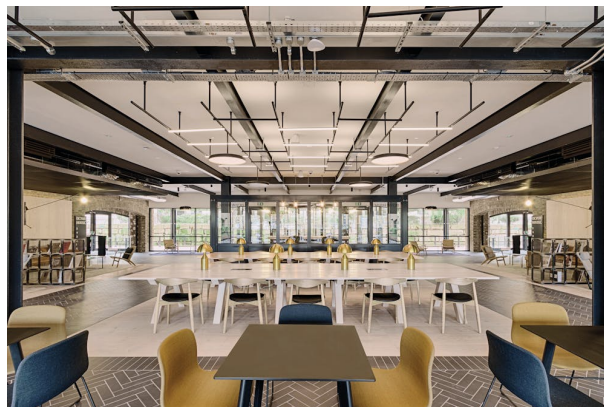
Name	sq ft	sq m	Availability
5th	3,605	334.92	Available
3rd	18,617	1,729.58	Available

## Terms

A new lease direct from landlord is available for a term by arrangement. VAT is payable.

## Website:

<https://www.devonhouse-skd.com/>



## Viewing / further information

### Jonty Robinson

02070293616 | 07748654997

[j.robinson@inglebytrice.co.uk](mailto:j.robinson@inglebytrice.co.uk)

### James Heyworth-Dunne

0207 029 3626 | 0777 932 7071

[jhd@inglebytrice.co.uk](mailto:jhd@inglebytrice.co.uk)

### Jake Halstead

0207 029 3610 | 0798 948 1012

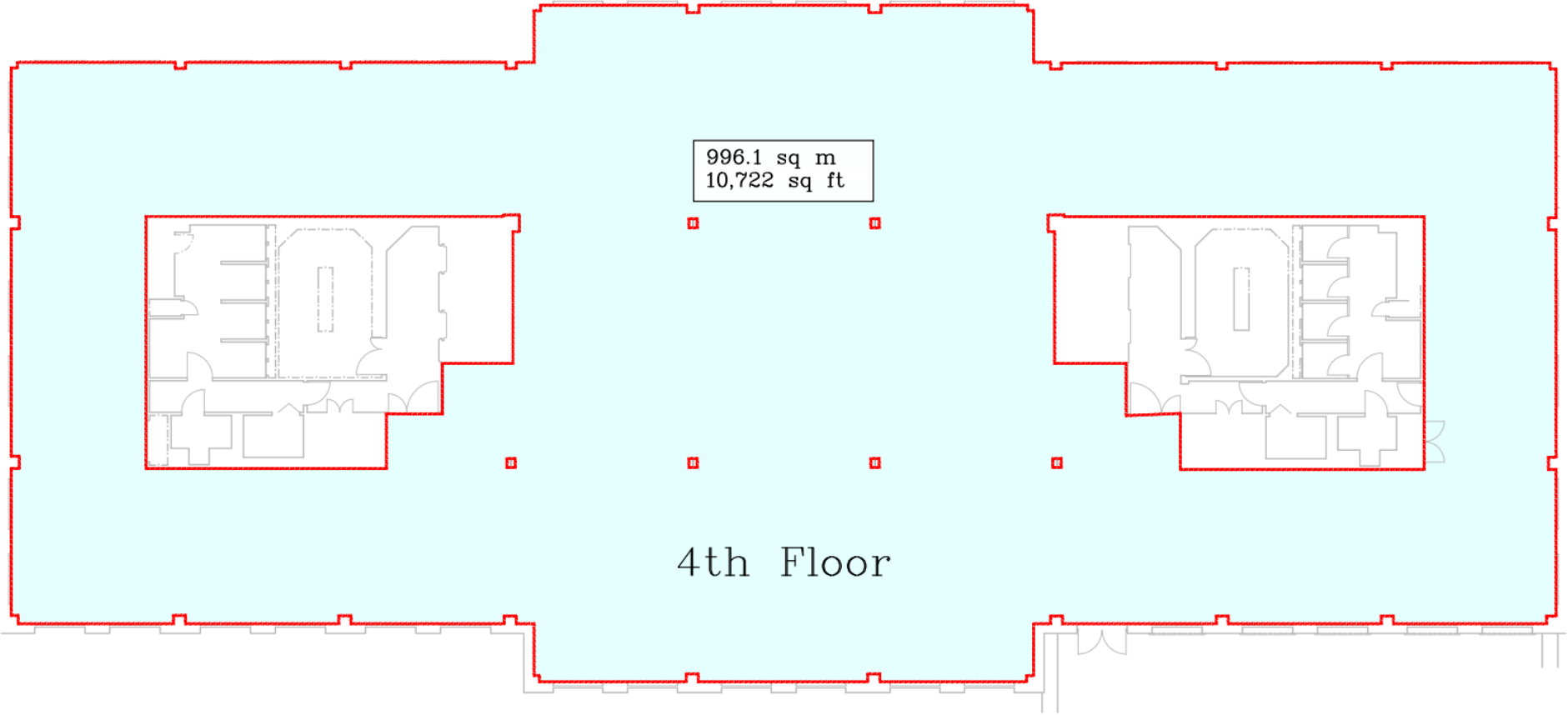
[j.halstead@inglebytrice.co.uk](mailto:j.halstead@inglebytrice.co.uk)

### Harry Norman

07717680585

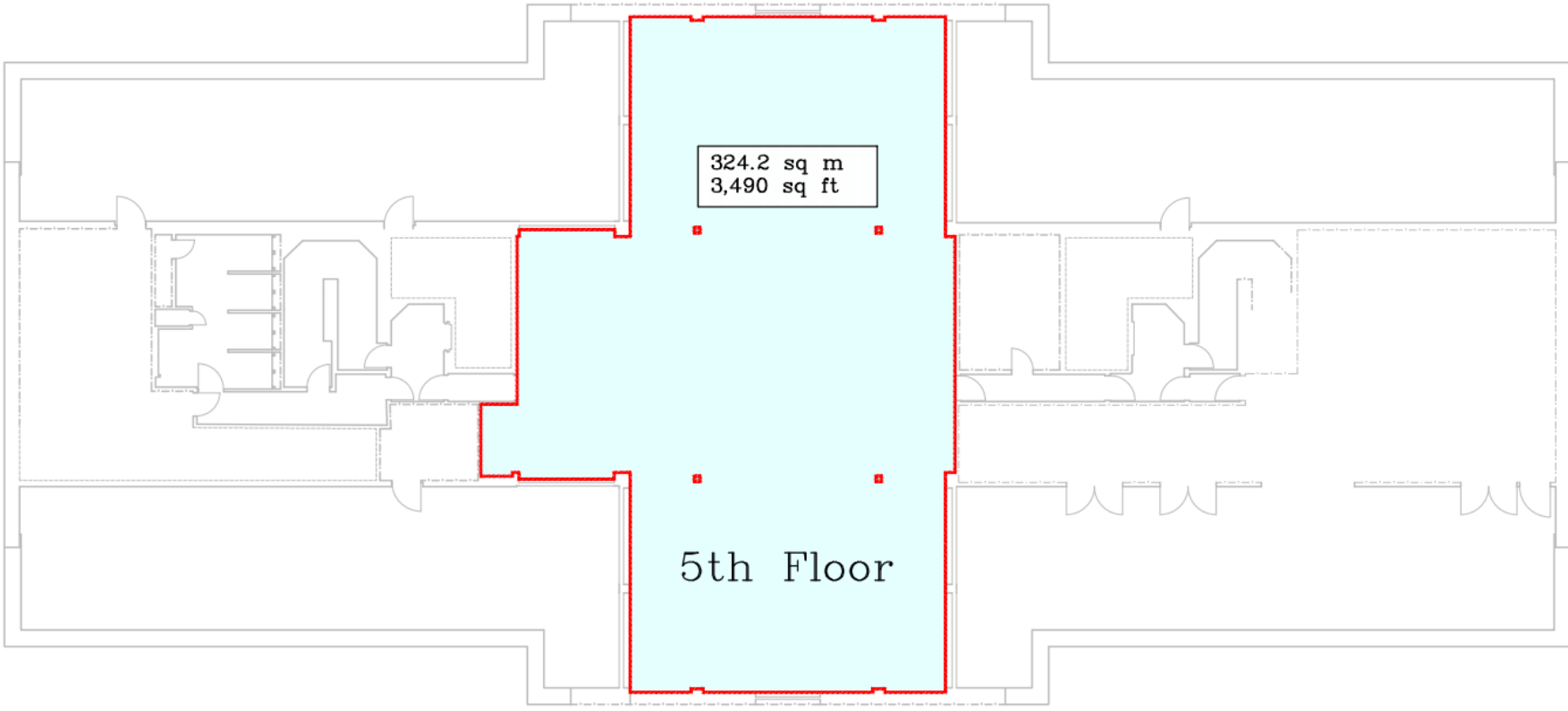
[h.norman@inglebytrice.co.uk](mailto:h.norman@inglebytrice.co.uk)

### Ingleby Trice



996.1 sq m  
10,722 sq ft

4th Floor



324.2 sq m  
3,490 sq ft

5th Floor