

Devon House, St Katharine Docks, London E1

93,684 SQ FT (8,703.5 SQ M)

NEWLY REFURBISHED BUILDING DUE TO COMPLETE IN APRIL 2019



The St Katharine Docks Estate is situated adjacent to Tower Bridge and overlooks the River Thames.

The Estate benefits from many local shops, restaurants and bars, including Tom's Kitchen, Strada, Cote, Ping Pong, Zizzi, Starbucks, CAU and the Dickins Inn.

ACCOMMODATION	AVAILABLE	FLOOR AREA NIA	
		SQ FT	SQ M
5	Q2 2019	3,605	334.9
4	Q2 2019	10,679	992.1
3	Q2 2019	18,460	1,714.9
2	Q2 2019	22,196	2,062.0
1	Q2 2019	23,019	2,138.5
G	Q2 2019	15,725	1,460.9
TOTAL		93,684	8,703.5

TRANSPORT:

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)

From Tower Hill Tube Station: 7 minutes to Liverpool Street,

15 minutes to Waterloo, 16 minutes to King's Cross St Pancras

Boat:

Riverbus services to St. Katharine's Pier every 15 minutes

2 minutes' walk from Tower Pier with Riverbus service every 10 minutes

TERMS

New leases are available direct from the landlord for terms by arrangement, outside The Act.

RENT

Guiding mid £50s + VAT , with a premium on those floors with a terrace

RATES

£18.29 per sq ft pa (2018/19)

SERVICE CHARGE

£11.31 per sq ft pa (S/C)

£ 1.61 per sq ft pa (E/C)



View of St Katharine Docks

AMENITIES:

- * 1 person per 6 sq m escape provision
- * South facing, landscaped roof terraces
- * Part of a waterside estate community
- * Collaborative work space with direct access to riverside courtyard
- * 3.2-3.5m office ceiling heights
- * 21 showers & 190 lockers
- * 97 bike spaces
- * Progressive warehouse style building

Viewing strictly by appointment with Ingleby Trice on 020 7029 3610 or through their joint sole agents, Savills (020 7499 8644) and Cushman & Wakefield (020 3296 3000).

FOR FURTHER INFORMATION PLEASE CONTACT:

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INGLEBY TRICE.

INVEST WELL . WORK WELL

020 7029 3610

SUBJECT TO CONTRACT

All negotiations are subject to contract, receipt of satisfactory references and where appropriate, landlord's consent. All rents and prices quoted are exclusive of VAT.