

ST.
KATHARINE
DOCKS
LONDON



Contents

01 Work on water

02 Amenity

03 Area

04 Location & Transport

05 International House

06 Ivory House

07 Devon House

08 Contact



Tranquil and serene, the docks offer a relaxed atmosphere that stands in sharp contrast to the noise and disruption of London's other commercial districts. With its exciting mix of outdoor dining options, St Katharine Docks attracts over five million visitors annually.

Work on water



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INTERNATIONAL HOUSE

ST. KATHARINE DOCKS

| Floor | sq ft | sq m |
|------------------------|---------------|--------------|
| Fourth floor (North) | 9,307 | 865 |
| Fourth floor (South) | 16,509 | 1,533 |
| 3rd floor (South) | 15,227 | 1,415 |
| 1st floor, Suite 8 | 1,793 | 167 |
| Part Mezzanine (North) | 9,799 | 910 |
| Total | 62,434 | 5,800 |

Figures showing lettable areas.

EST. 1853

IVORY HOUSE

ST. KATHARINE DOCKS

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

Figures showing lettable areas.

EST. 1989

DEVON HOUSE

ST. KATHARINE DOCKS

| Floor | sq ft | sq m |
|--------------|---------------|--------------|
| Fifth floor | 3,484 | 324 |
| Fourth floor | 10,705 | 995 |
| Total | 14,189 | 1,318 |

Figures showing lettable areas.

Life on the Marina



A little taster

Emilia's Crafted Pasta



Bravas Tapas



The Melusine



Kilikya's



Honest Burger

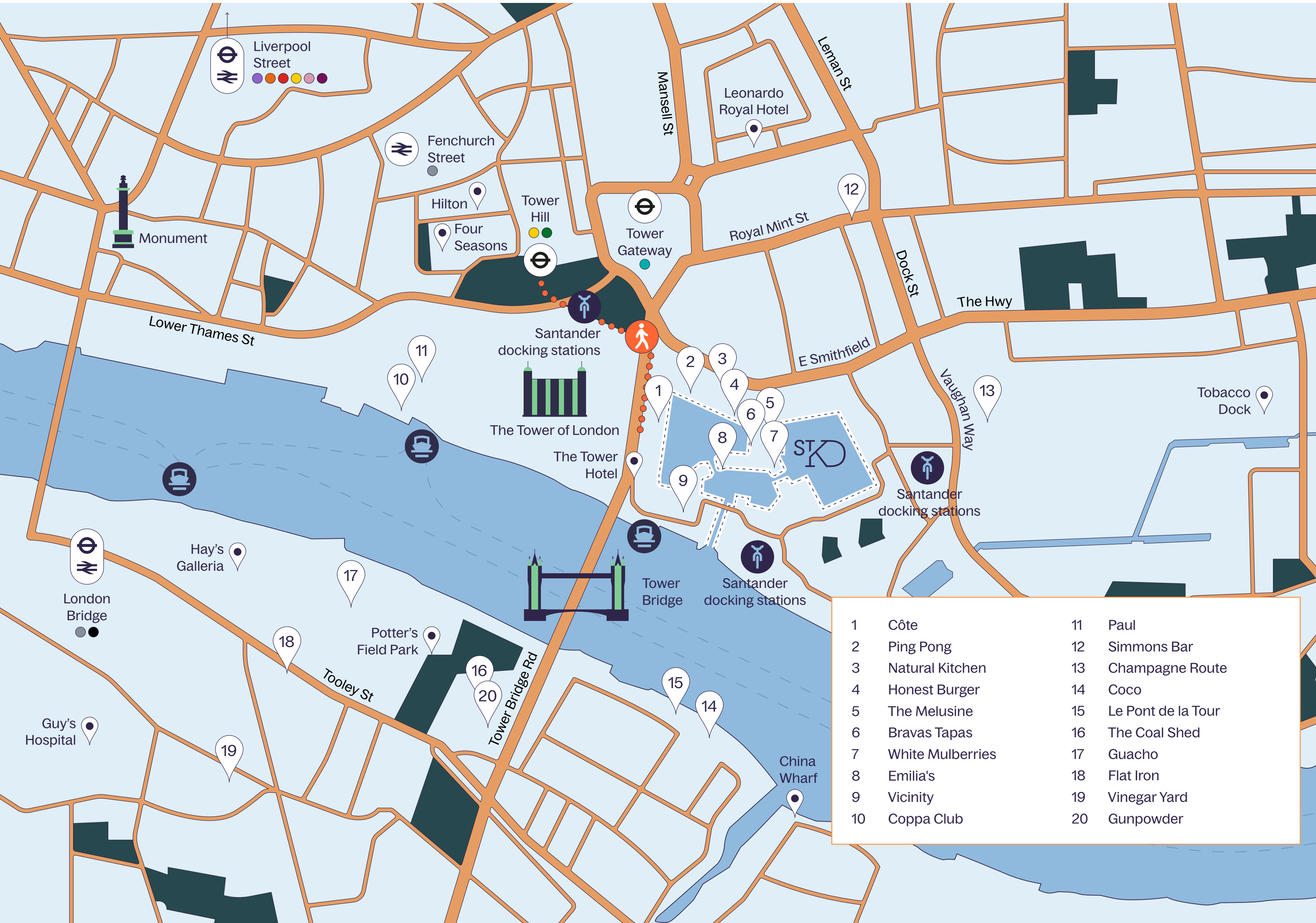


White Mulberries



The Dickens Inn

Area



- | | |
|--------------------|-----------------------|
| 1 Côte | 11 Paul |
| 2 Ping Pong | 12 Simmons Bar |
| 3 Natural Kitchen | 13 Champagne Route |
| 4 Honest Burger | 14 Coco |
| 5 The Melusine | 15 Le Pont de la Tour |
| 6 Bravas Tapas | 16 The Coal Shed |
| 7 White Mulberries | 17 Guacho |
| 8 Emilia's | 18 Flat Iron |
| 9 Vicinity | 19 Vinegar Yard |
| 10 Coppa Club | 20 Gunpowder |

Tube/DLR

The nearest tube is Tower Hill, served by District and Circle lines. Tower Gateway is a short walk away, served by DLR. Tube maps are available at the Marina reception.

Cycling

There are 231 bike spaces at International House and a Santander Cycles docking station at Tower Hill Station and in St. Katharine's Way at Waitrose. Enjoy 30-minute journeys for £1.65 without pre-registration.

Riverboat

Cruise boats and river ferries depart from Tower Bridge Quay and Tower Pier. Thames Clipper (Uber boats) offer ferry services to Greenwich and West London from Tower and London Bridge City piers.

Walking times (from)

Tower Hill station: 7 mins — Fenchurch Street station: 11 mins
 Tower Gateway station: 7 mins — London Bridge station: 12 mins

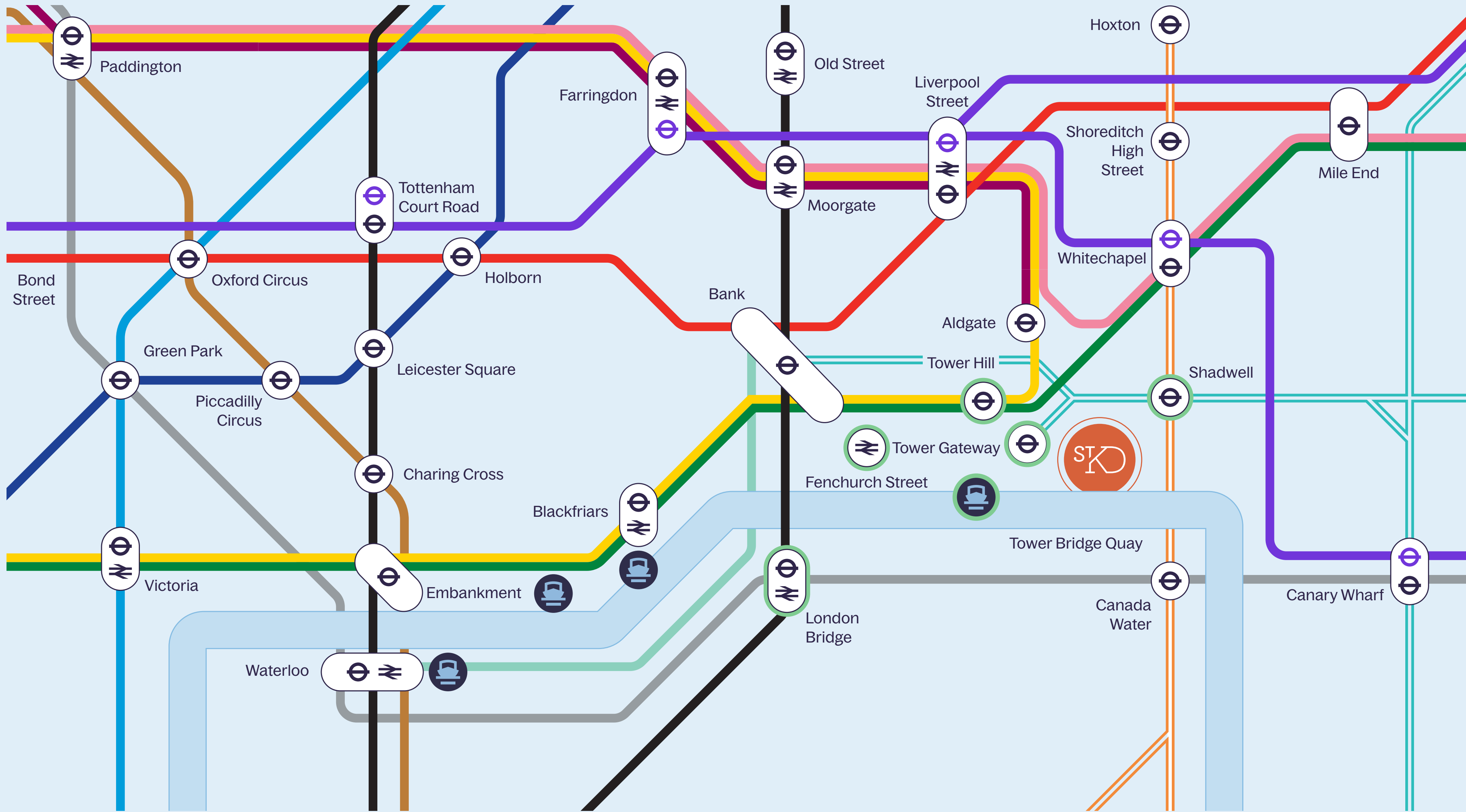
Taxis

There is a taxi rank at the reception area of The Tower Hotel, near the lock entrance. Taxis are normally available 24 hours a day.

National Rail

London Bridge, Fenchurch Street and Liverpool Street mainline railway stations are all within a 15 minute walk from the docks.

Walking times source: Google maps



Connectivity

minutes

- 1 Bank/Monument
- 5 Liverpool Street
- 7 London Bridge
- 13 King's Cross St Pancras
- 14 Victoria

Superb connections

All travel times from Tower Hill station
 Four minute walking time is to the
 St. Katharine Docks Estate

Current availability
1,793–62,434 sq ft

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INTERNATIONAL HOUSE

ST. KATHARINE DOCKS



Zizzi

CALM VINTERS

Wings duet

Welcome to
International House



Floor plan: Mezzanine International House



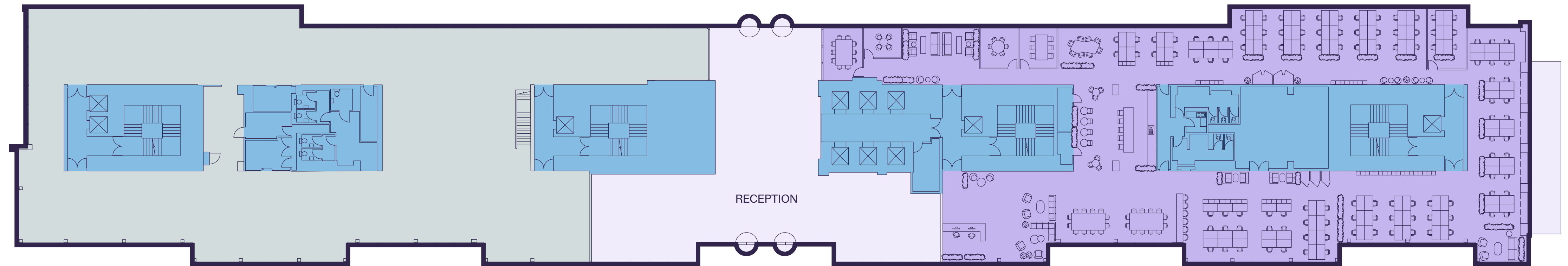
Indicative Only. Not to scale



Views onto The Tower of London

| Floor | sq ft | sq m |
|-------------------------------|---------------|--------------|
| Fourth floor (North) | 9,307 | 865 |
| Fourth floor (South) | 16,509 | 1,533 |
| 3rd floor (South) | 15,227 | 1,415 |
| 1st floor, Suite 8 | 1,793 | 167 |
| Part Mezzanine (North) | 9,799 | 910 |
| Total | 62,434 | 5,800 |

Figures showing lettable areas.



Views onto The Marina



- Available unit
- Core/Lifts/WCs
- Existing tenant

Floor plan: First floor International House



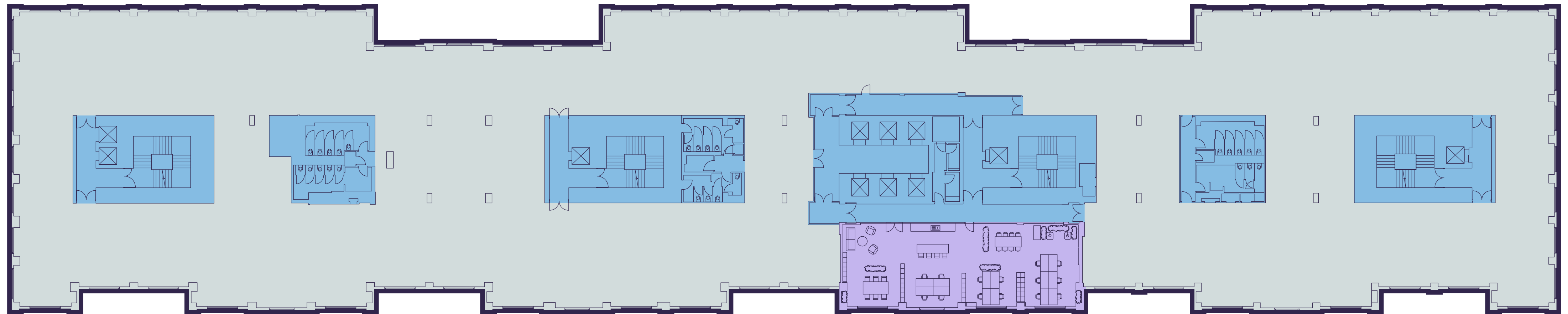
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Views onto The Tower of London

| Floor | sq ft | sq m |
|---------------------------|---------------|--------------|
| Fourth floor (North) | 9,307 | 865 |
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| 3rd floor (South) | 15,227 | 1,415 |
| 1st floor, Suite 8 | 1,793 | 167 |
| Part Mezzanine (North) | 9,799 | 910 |
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Figures showing lettable areas.



Views onto The Marina



- Available unit
- Core/Lifts/WCs
- Existing tenant

Floor plan: Third floor International House



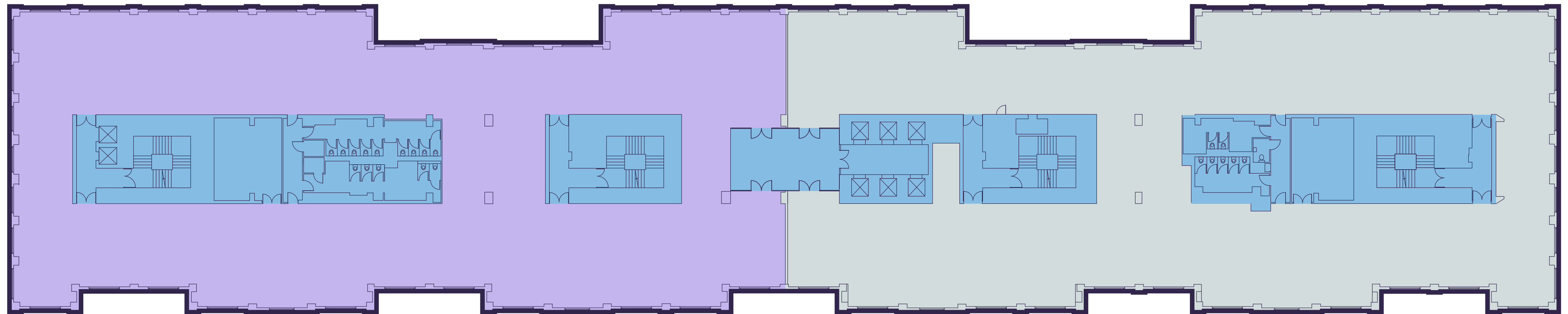
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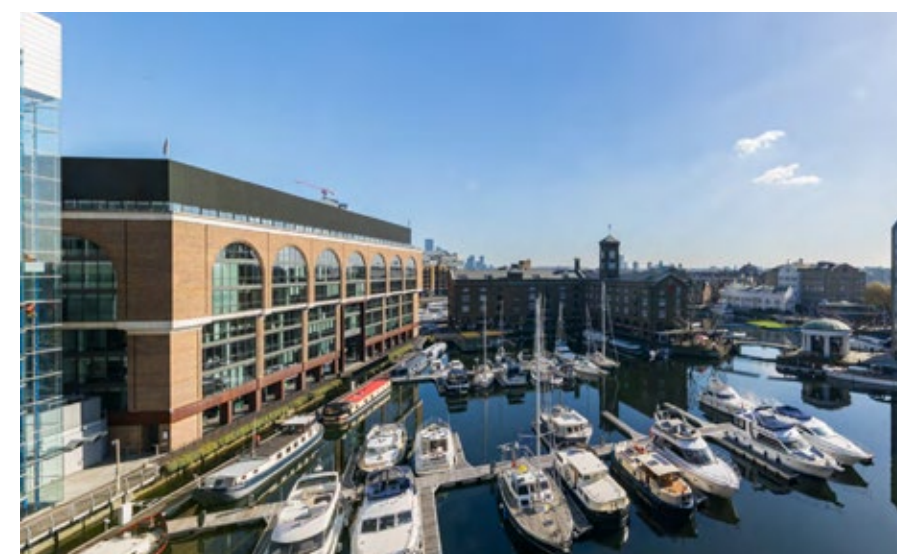
Views onto The Tower of London

| Floor | sq ft | sq m |
|--------------------------|---------------|--------------|
| Fourth floor (North) | 9,307 | 865 |
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| 3rd floor (South) | 15,227 | 1,415 |
| 1st floor, Suite 8 | 1,793 | 167 |
| Part Mezzanine (North) | 9,799 | 910 |
| Total | 62,434 | 5,800 |

Figures showing lettable areas.



Views onto The Marina



- Available unit
- Core/Lifts/WCs
- Existing tenant

Floor plan: Fourth floor International House



Indicative Only. Not to scale



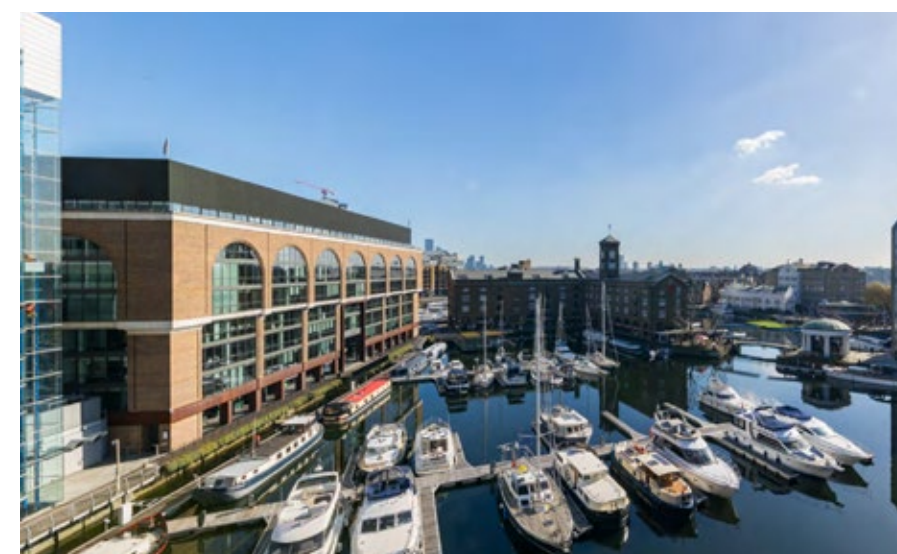
Views onto The Tower of London

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|------------------------|---------------|--------------|
| Fourth floor (North) | 9,307 | 865 |
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| 3rd floor (South) | 15,227 | 1,415 |
| 1st floor, Suite 8 | 1,793 | 167 |
| Part Mezzanine (North) | 9,799 | 910 |
| Total | 62,434 | 5,800 |

Figures showing lettable areas.



Views onto The Marina



- Available - North
- Available - South
- Core/Lifts/WCs
- Existing tenant



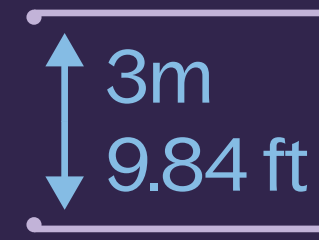
A room with a view



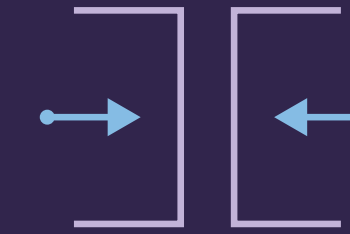
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INTERNATIONAL HOUSE

Snapshot



3m floor-ceiling height
with metal tile raised floor



Dual entrance



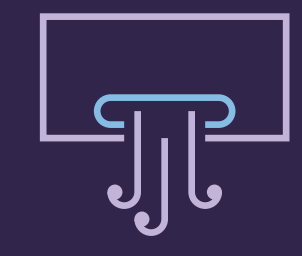
Low profile feature
LED lighting



EPC B



Platinum
Active Score



Exposed VRV
air-conditioning system



231 cycle racks,
Brompton bikes and lockers



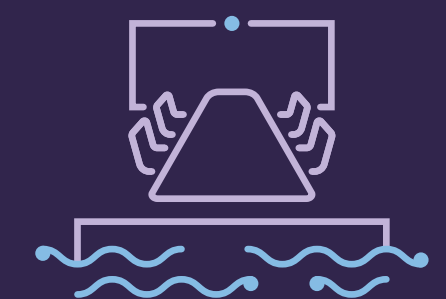
Male & female showers,
lockers & changing rooms



Floating events space
on the Docks



Car parking and motorcycle spaces
available for occupiers across the Docks



Floating meeting room
on the Docks

Current availability
6,096 sq ft



EST. 1853

**IVORY
HOUSE**

ST. KATHARINE DOCKS







Mezzanine floor Ivory House



Indicative Only. Not to scale



- Available
- Core/Lifts/WCs
- Existing tenant

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

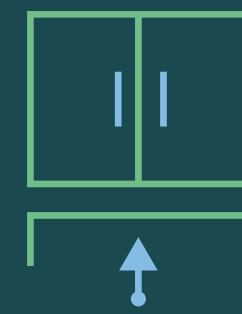
Figures showing lettable areas.

Views onto The Marina

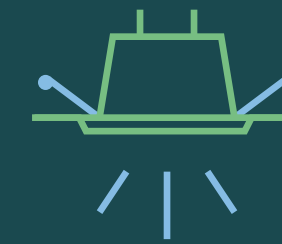
Views onto The Marina



Snapshot



Private entrance



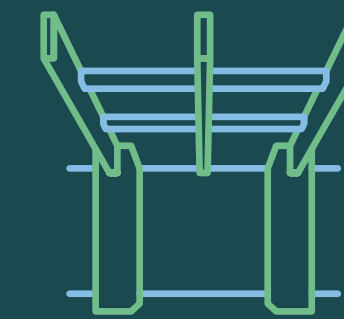
Low profile feature
LED lighting



EPC B



Platinum
Active Score



Exciting warehouse space
with brick coffered ceilings



231 cycle racks,
Brompton bikes and lockers



Floating meeting room
on the Docks



Floating events space
on the Docks



Male & female showers,
lockers & changing rooms



Car parking and motorcycle spaces
available for occupiers across the Docks

Current availability
14,189 sq ft



EST. 1989

DEVON HOUSE

ST. KATHARINE DOCKS









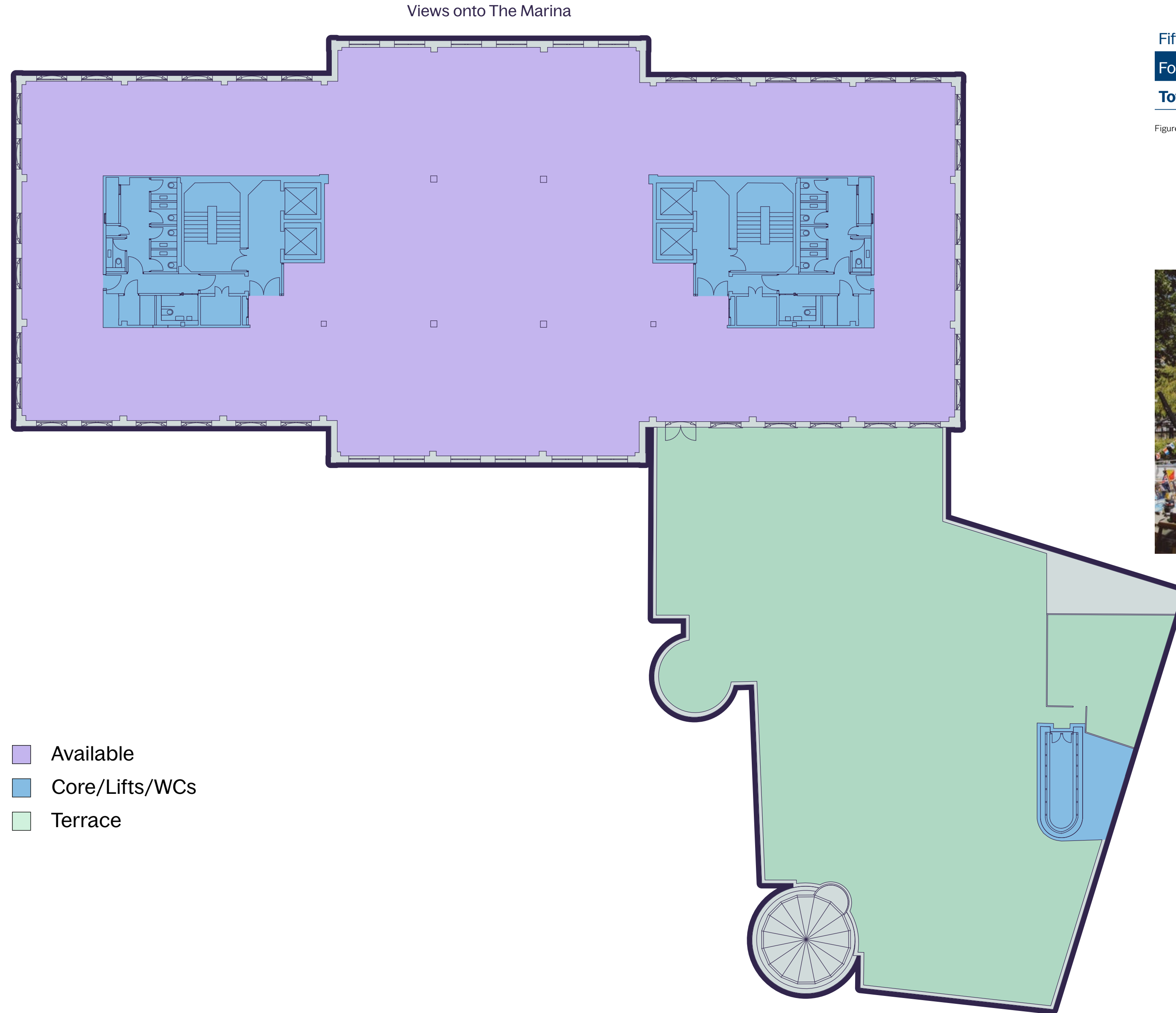


Fourth floor Devon House

Available as a single unit or floor by floor



Indicative Only. Not to scale



| Floor | sq ft | sq m | Terrace (sq ft) |
|---------------------|---------------|-------------|-----------------|
| Fifth floor | 3,605 | 335 | 5,014 |
| Fourth floor | 10,679 | 992 | 7,294 |
| Total | 14,284 | 1327 | |

Figures showing lettable areas.



Views onto The Marina

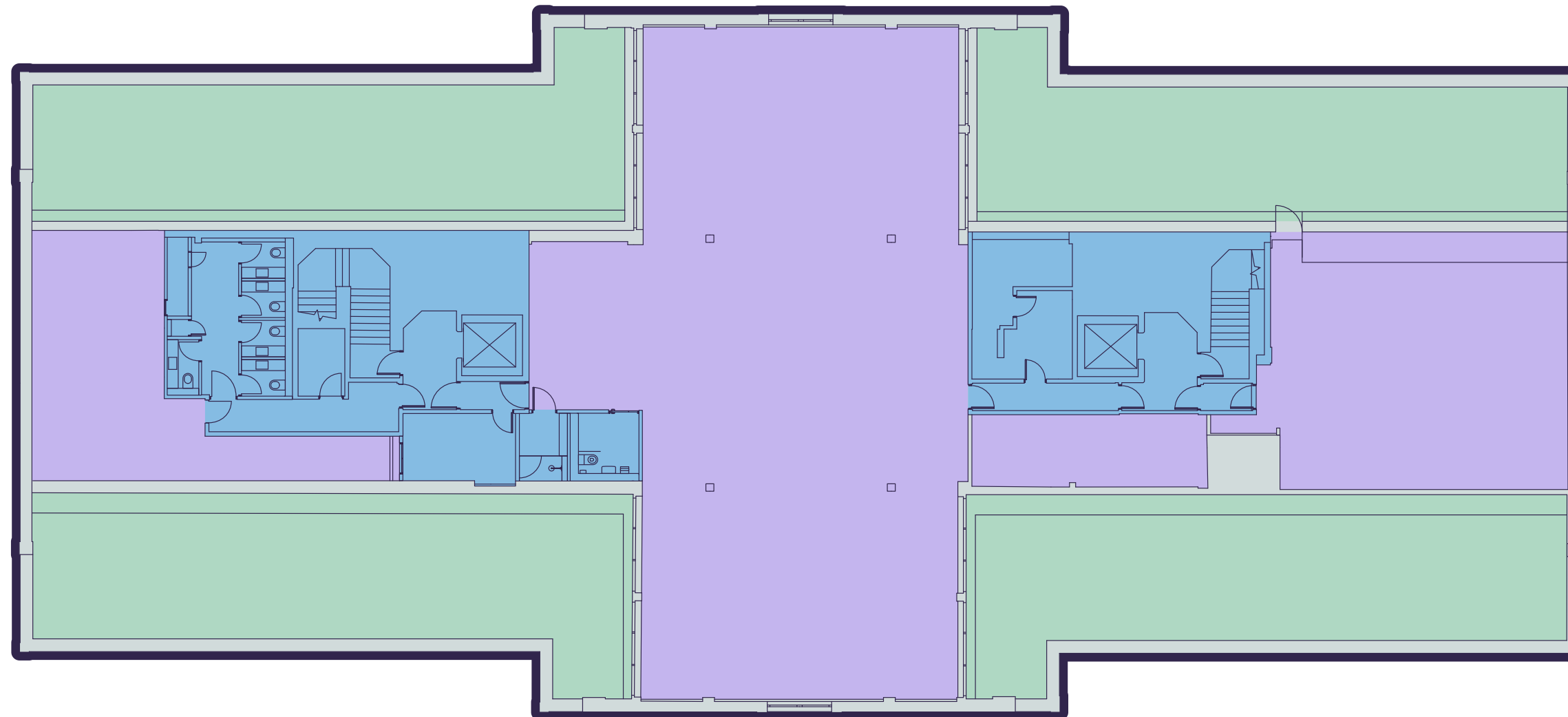
Fifth floor Devon House

Available as a single unit or floor by floor



Indicative Only. Not to scale

Views onto The Marina



- Available
- Core/Lifts/WCs
- Terrace

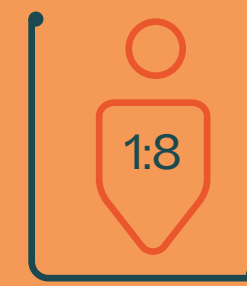
| Floor | sq ft | sq m | Terrace (sq ft) |
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Figures showing lettable areas.



Views onto The Marina

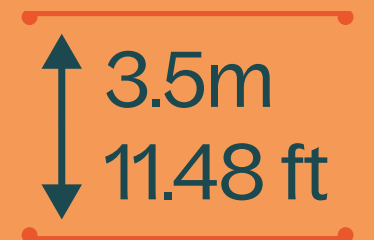
Snapshot



Occupational density,
1 person per 8 sq m



Dedicated on-site café



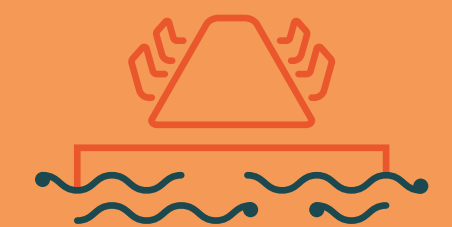
3.2–3.5m office
ceiling heights



21 showers &
190 lockers



Part of a waterside
estate community



Collaborative work space
with direct access
to riverside courtyard



97 bike spaces



Wiredscore
Platinum

Contact

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