

STUNNING VIEWS AND CHARACTER



Triple aspect refurbished floors offering a choice of fitted and unfitted workspaces.

International House

1 St. Katharines Way, E1W 1XB

Office

TO LET

1,793 to 60,930 sq ft

(166.58 to 5,660.58 sq m)

- Views over the Tower of London and SKD Marina
- Generous end of commute facilities
- Activated feature reception
- Wirescore Gold
- Industrial character throughout
- Air conditioning and raised floors
- High quality end of commute amenities

Summary

| | |
|-----------------------|-------------------------------------------------------------------|
| Available Size | 1,793 to 60,930 sq ft |
| Rent | £62.50 per sq ft pax (part 4th & Mezz Quay side - on application) |
| Rates Payable | £21.90 per sq ft est pa |
| Service Charge | £21.33 per sq ft est pa |
| Legal Fees | Each party to bear their own costs |
| Estate Charge | Included in S/C |
| EPC Rating | B (38) |

Description

The part 4th floor of International House is the most recent refurbishment on the successful St Katharine Dock Estate. With a rare triple aspect, genuine industrial character and stunning views over both the Marina and the Tower of London, the part 4th floor will appeal to a range of occupiers.

International House itself is a showcase of intelligent design meets industrial heritage. The expansive reception with feature timber reception desk is genuinely 'activated' by the well used coffee shop and breakout space on the Marina side. The end-of-commute facilities are also exceptional with a generous provision of bike racks as well as showers.

Location

International House is located on the western edge of the St Katharine Docks Estate, overlooking Tower Bridge, the Tower of London and the Dock.

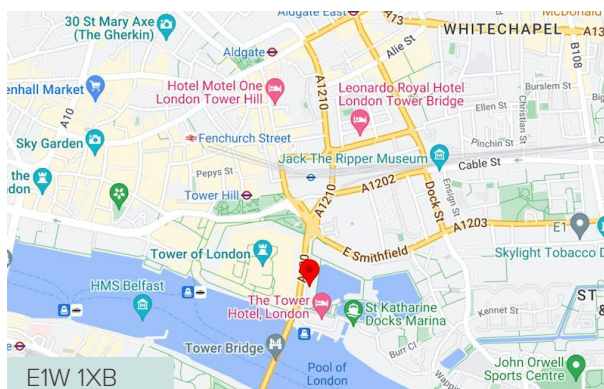
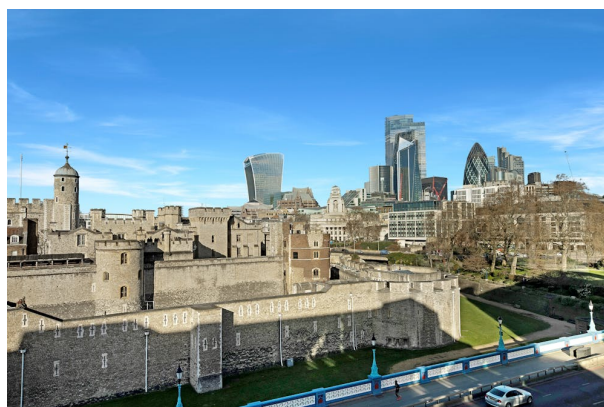
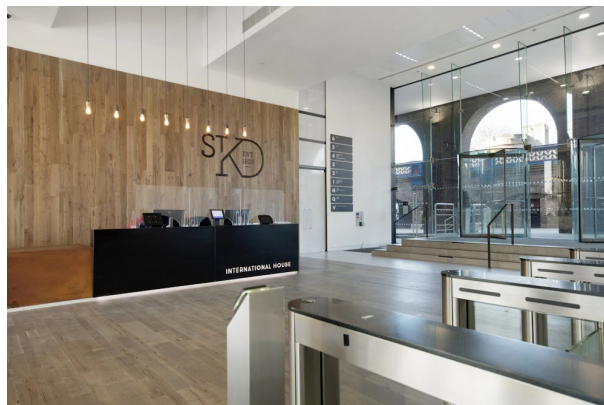
Accommodation

The accommodation comprises the following NIA(s):

| Name | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year | Fitout Concept |
|-------------------------------|--------|--------------|-----------------------|------------------------|-------------|-------------|----------------|
| 4th - South West & South East | 16,509 | - | £18.50 | £18.25 | £50,558.81 | £606,705.75 | CAT A |
| 1st - Unit 8 | 1,793 | £62.50 | £18.50 | £18.25 | £14,829.60 | £177,955.25 | CAT B |
| Mezzanine - North | 9,799 | £62.50 | £18.50 | £18.25 | £81,045.90 | £972,550.75 | CAT A |
| Mezzanine - Quay side | 17,602 | - | £18.50 | £18.25 | £53,906.13 | £646,873.50 | CAT B |

Specification

Exposed VRF air-conditioning
 3m floor-to-ceiling height
 Low profile feature LED lighting
 Metal tile raised floor
 New glazing
 Male and female showers, lockers and changing rooms, 231 secure cycle racks
 Impressive 'active' reception with breakout space and coffee shop
 Wirescore Gold



Viewing / further information

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