



## BRIGHT FITTED OFFICES AVAILABLE IN A CENTRAL LONDON DOCKSIDE LOCATION

### **Ivory House**

St Katharine Docks, E1W 1AT

Office

# TO LET

**6,096 sq ft**

(566.34 sq m)

- Fitted out / Converted warehouse
- Dockside location with excellent transport connectivity
- Outstanding range of restaurants and bars in immediate vicinity
- Air conditioning
- Showers & bike racks
- Private Entrance
- Car Parking Available

## Summary

|                       |                                    |
|-----------------------|------------------------------------|
| <b>Available Size</b> | 6,096 sq ft                        |
| <b>Rent</b>           | £65 per sq ft pax                  |
| <b>Rates Payable</b>  | £21.90 per sq ft<br>est pa         |
| <b>Service Charge</b> | £21.33 per sq ft<br>est pa         |
| <b>Legal Fees</b>     | Each party to bear their own costs |
| <b>EPC Rating</b>     | B (47)                             |

## Description

St Katharine Docks estate boasts an excellent range of restaurants, coffee shops and bars.

Ivory House is a characterful converted warehouse. It provides the ideal location for an occupier looking for high quality offices in a waterside location. The building has period features and the office is accessed via a private entrance.

The office is newly available and provides high quality, bright, efficient and fitted space. Secure bike storage, showers and lockers are available. Car parking is also available by separate arrangement.

## 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):

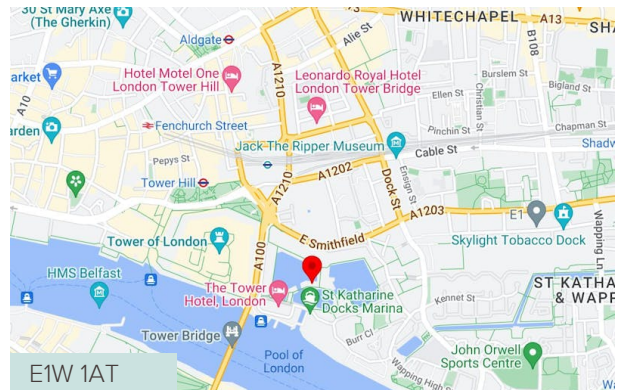
| Name          | sq ft | Rent (sq ft) | Rates Payable (sq ft) | Service Charge (sq ft) | Total month | Total year  |
|---------------|-------|--------------|-----------------------|------------------------|-------------|-------------|
| 1st - Pt Mezz | 6,096 | £65          | £18                   | £16.78                 | £50,688.24  | £608,258.88 |

## Viewings

Viewings by prior arrangement, through joint sole agents Ingleby Trice, CBRE and Cushman & Wakefield.

## Terms

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



## Viewing / further information

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### Ingleby Trice