020 7029 3610
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Triple aspect refurbished floors offering a choice of fitted and unfitted workspaces.

International House

1 St. Katharines Way, E1W 1XB

Office

TO LET

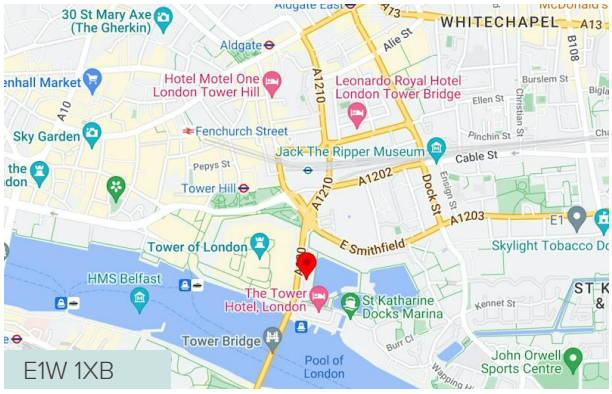
1,793 to 29,194 sq ft

(166.58 to 2,712.21 sq m)

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

Summary

Available Size	1,793 to 29,194 sq ft
Rent	Guide late £50's per sq. ft.
Rates Payable	£23.21 per sq ft estimated pa (26/27)
Service Charge	£23.70 per sq ft estimated pa
Legal Fees	Each party to bear their own costs
Estate Charge	Included in S/C
EPC Rating	B (38)



Description

The quay & mezzanine unit of International House is the most recent refurbishment on the St Katharine Docks Estate. With genuine industrial character and stunning views over the Marina, and the Tower of London, the space 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 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
1st - Unit 8	1,793	-	£22.17	£21.33	£6,499.63	£77,995.50	CAT B
Mezzanine - North	7,686	-	£23.21	£21.33	£28,527.87	£342,334.44	CAT A
Mezzanine - Part North	2,113	-	£23.21	£21.33	£7,842.75	£94,113.02	CAT A
Mezzanine - Quay side	17,602	-	£23.21	£21.33	£65,332.76	£783,993.08	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
Wiredscore Gold

Viewing / further information

Jonty Robinson
02070293616 | 07748654997
j.robinson@inglebytrice.co.uk

James Heyworth-Dunne
0207 029 3626 | 0777 932 7071
jhd@inglebytrice.co.uk

Jake Halstead
0207 029 3610 | 0798 948 1012
j.halstead@inglebytrice.co.uk

Harry Norman
07717 680 585
h.norman@inglebytrice.co.uk

Cushman & Wakefield (Joint Agent)

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