High quality fully fitted floor with river views

NEWTON PERKINS

Devon House

58 St. Katharines Way, London, E1W 1JP

12,203 SQ FT

TO LET

- Newly refurbished building with stunning River views
- High quality fit out in situ
- Communal outside terrace - available for private use
- Bike racks, shower facilities and parking
- Collaborative workspaces with direct access to riverside courtyard
- Exposed ceiling with floor to ceiling heights up to 3.5m
- Wiredscore Platinum - EPC B
- On-site Cafe provision

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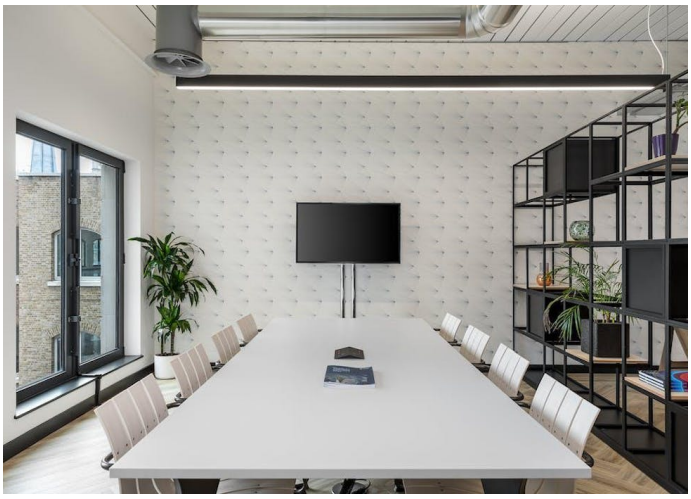

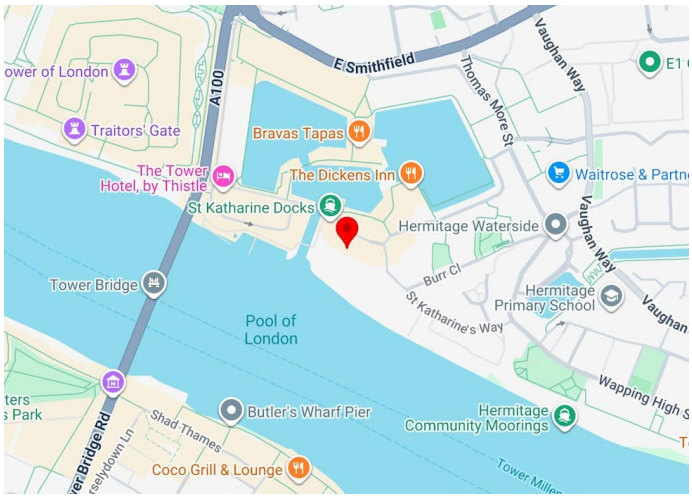

Summary

Available Size	12,203 sq ft / 1,133.70 sq m
Rent	£60 per sq ft Passing rent £60.00 per sq ft (exclusive of all usual outgoings)
Rates Payable	£21.75 per sq ft
Service Charge	£22 per sq ft
Estate Charge	£1.41 per sq ft
EPC	B

Description

Devon House is a landmark building within St Katharine Docks, offering exceptional riverside and marina views. The property has recently undergone a comprehensive refurbishment, featuring a brand-new reception area, upgraded floors, and an impressive communal terrace overlooking the River Thames and Tower Bridge.

The available part of the 2nd floor benefits from a newly installed, high-quality fit out, providing modern, flexible workspace in one of London's most iconic waterfront locations.

Accommodation

The accommodation comprises of the following

Floor/Unit	sq ft	sq m	Availability
2nd	12,203	1,133.70	Available

Location

The Estate offers a vibrant mix of shops, cafés, and restaurants and als benefits from excellent transport connections. Tower Hill Undergrou Station (Circle & District lines) and Tower Gateway DLR Station both are within a 5-minute walk, Fenchurch Street Station (National Rail) around 10 minutes away, and Aldgate Underground Station (Metropolitan & Circle lines) approximately 12 minutes' walk, as well easy access to local bus routes and cycle paths linking to the City, Canary Wharf and the West End.

Terms

Available by way of sublease/assignment expiring in February 2030

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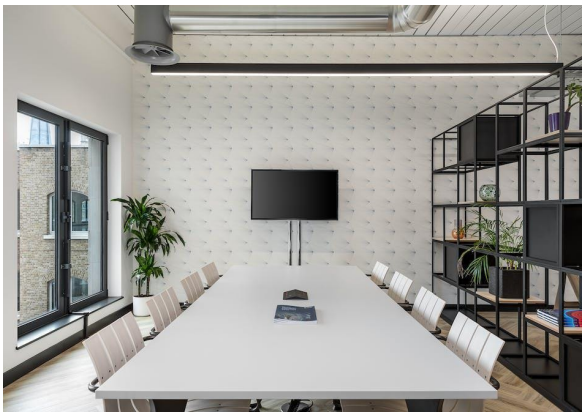

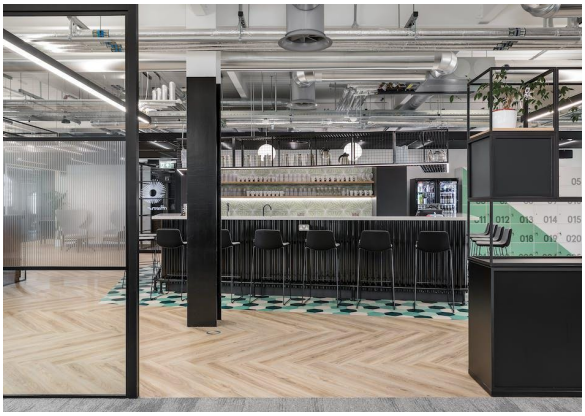

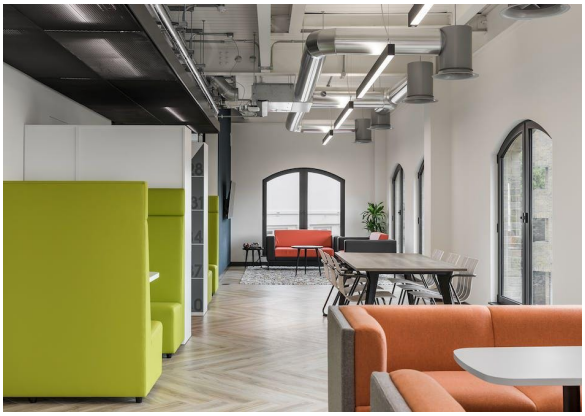

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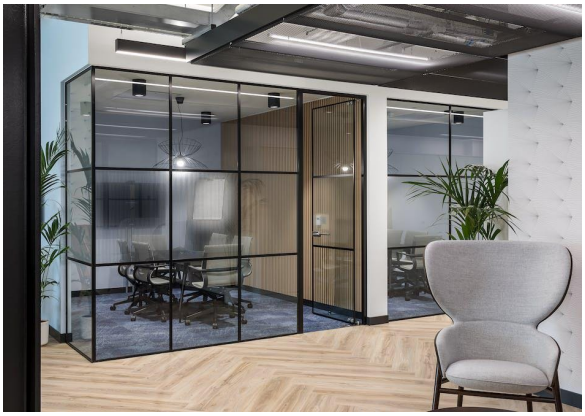

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