

INTERNATIONAL HOUSE, 1 ST KATHARINE'S WAY  
LONDON E1W 1UN

16,080 - 32,276 SQ FT



## DESCRIPTION

The 2nd floor at International House provides a unique opportunity to acquire 16,080 up to 32,276 sq ft of fitted accommodation on a single floor.

The building embodies its vibrant location on St. Katharine Docks with picturesque views of London Bridge and the Thames with access to an impressive floating meeting room and events space on the Docks.

The available space has a 3m floor-ceiling height providing excellent levels of natural light and the building benefits from extensive end-of-journey facilities which have been awarded a Platinum Active Score.

## LOCATION

International House is situated within a 5-minute walk away from Tower Hill Station providing occupiers access to the District and Circle Lines. Tower Gateway is also situated within walking distance providing occupiers with accessibility to the DLR. The St Katherine's Dock Estate benefits from a plethora of waterfront dining options overlooking the Marina providing a tranquil atmosphere for occupiers to relax and unwind.



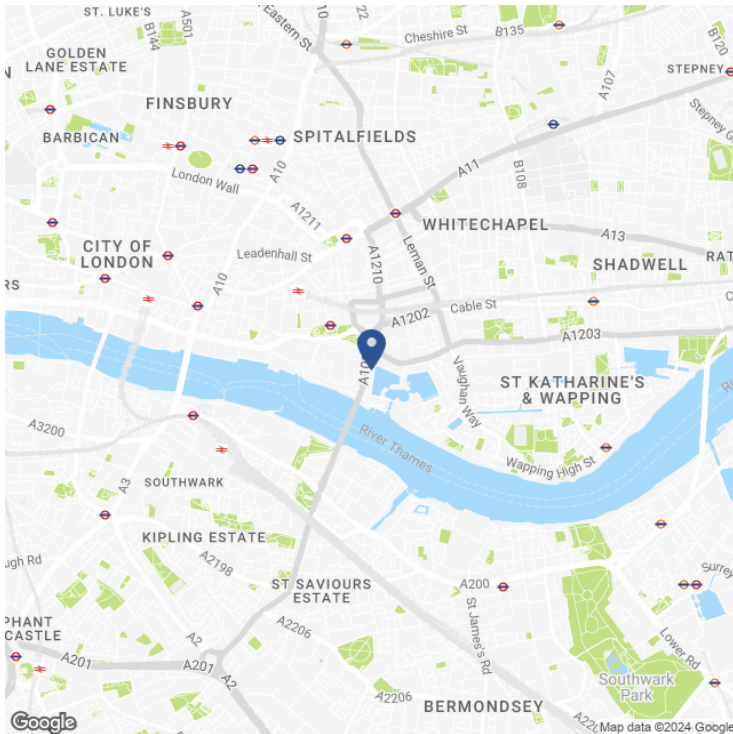


## SPECIFICATION

- Views of London Bridge, the River Thames and St Katharine Docks
- Fitted accommodation
- Exposed VRV air conditioning system
- LED lighting
- Refurbished reception with on site commissionaire and dual entrance
- Floating events space and meeting room on the Docks
- Male and female showers, lockers and changing rooms
- 231x bicycle racks, Brompton bikes and lockers
- Car parking available

## AVAILABLE ACCOMMODATION

FLOOR	SQ FT	SQ M
2ND SOUTH	16,196	1,505
2ND NORTH	16,080	1,494
<b>TOTAL</b>	<b>32,276</b>	<b>2,999</b>



## TENURE

**Lease:** Sublease/assignment to May 2032.  
**Guide Rent:** £62.50 per sq ft Passing  
**Rates Estimate:** £20.44 per sq ft  
**Service Charge:** £18.73 per sq ft  
**VAT:** Elected.

## CONTACT

**Tom Kemp**  
 0207 100 5555  
[tom@hk-london.com](mailto:tom@hk-london.com)

**Monique Kelliher**  
 02071005555  
[monique@hk-london.com](mailto:monique@hk-london.com)

**Louis Jacobs**  
 02071005555  
[louis@hk-london.com](mailto:louis@hk-london.com)

## FURTHER INFORMATION

