



# The Quay Unit

at Commmmodity Quay

St Katharine Docks, London E1

Plug & play self contained space  
from 10,608 sq ft to 22,222 sq ft  
on the quayside & part 1st floors

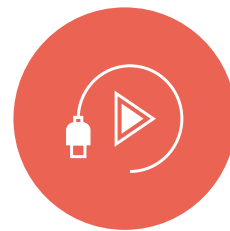


# WATERSIDE WORKING IN ST KATHARINE DOCKS

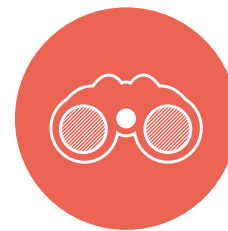
Commodity Quay, situated on the St Katharine Docks estate, is a former warehouse building with stunning views over Central London's only marina.

The Quay Unit at Commodity Quay offers contemporary, self-contained plug and play workspace in a vibrant waterside setting, surrounded by a number of restaurants, cafes and retail shops.

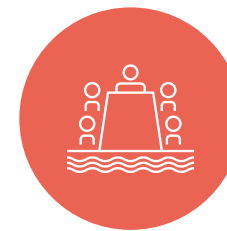
The unit could appeal to a wide variety of potential users as well as office occupiers.



Plug &  
play offices



Stunning  
marina views



Floating  
meeting room



Passing rent  
£33.35 per sq ft\*



# PLUG & PLAY HIGHLY SPECIFIED OFFICES

The available quayside and part first floors provide high-quality fully-fitted workspace from 10,608 sq ft - 22,222 sq ft with direct views across the marina.

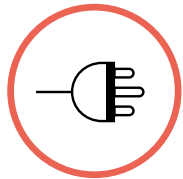
The space provides flexible accommodation accessible from an impressive dual-height reception or private self-contained entrance.



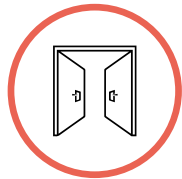
Fully fitted  
& furnished



Dedicated  
reception



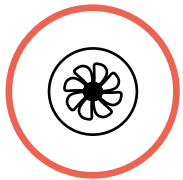
Dual supply (2.6MVA)  
power capacity



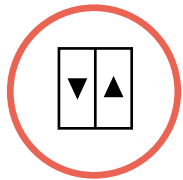
Double  
entrance



Cycle &  
shower facilities



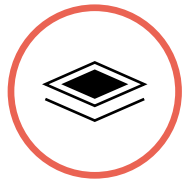
Four pipe fan coil  
air conditioning



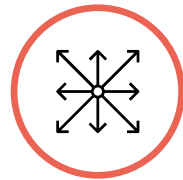
4 x 20 person  
passenger lifts



Building management  
& 24hr security



Metal tile  
raised floors



Expansion options  
within the building



# ACCOMMODATION

Floor	Sq ft	Sq m
1st	10,608	986
Quayside	11,614	1,079
<b>Total</b>	<b>22,222</b>	<b>2,065</b>

Available floor by floor or as a single, self contained unit.

\* Passing rent of £33.35 per sq ft is valid until September 2029.  
The 2024 rent review will be underwritten by the existing tenant.

## 1ST FLOOR PLAN

10,608 sq ft (986 sq m)



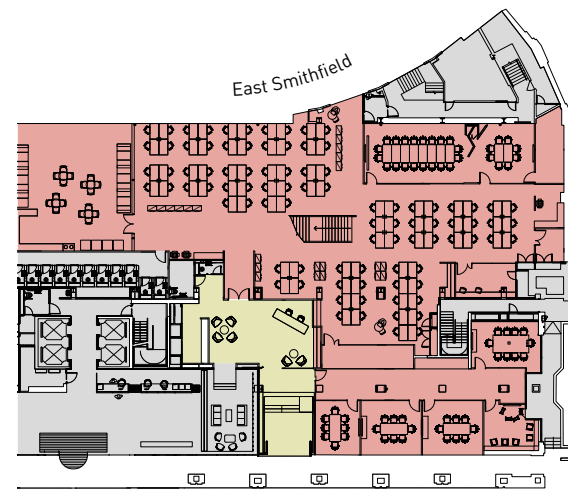
St Katharine Docks

Workstations	155
Phone booths	2
Meeting rooms	6
Private offices	3

Floor space ●  
Core ●  
Internal atrium ●  
Self contained reception ●

## QUAYSIDE FLOOR PLAN

11,614 sq ft (1,079 sq m)



St Katharine Docks

Workstations	90
Breakout areas	1
Meeting rooms	6
Kitchen	1

For indicative purposes only. Not to scale.



# A VIBRANT SETTING WITH A HOST OF AMENITIES

Located on the quayside of St Katharine Docks, overlooking Tower Bridge and the Tower of London, The Quay Unit has an exciting array of waterside restaurants, cafes and retail on its doorstep, as well as offering a range of transport links across the city.



4 mins walk  
Tower Gateway (DLR)



5 mins walk  
Tower Hill



7 mins walk  
Fenchurch Street



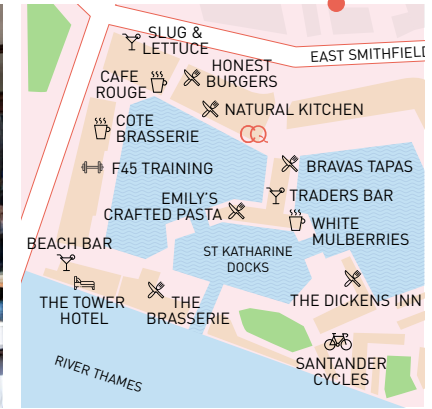
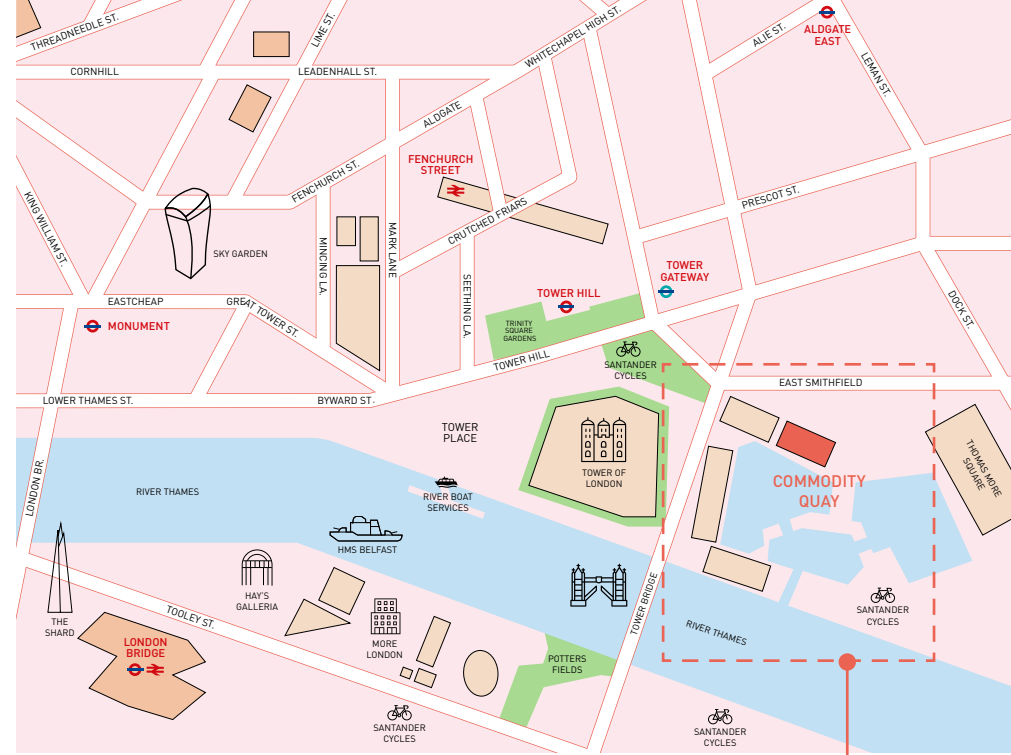
10 mins walk  
London Bridge



11 mins walk  
River boat



12 mins walk  
Monument



## FURTHER INFORMATION

Rates: £377,720 pa (£16.99 psf)  
Service Charge: £371,091pa (£16.69 psf) excl VAT  
EPC Rating: C

**Viewings**  
Strictly through joint letting agents.

**Terms**  
Available by way of a flexible sublease or assignment to May 2031, on a floor by floor basis.



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