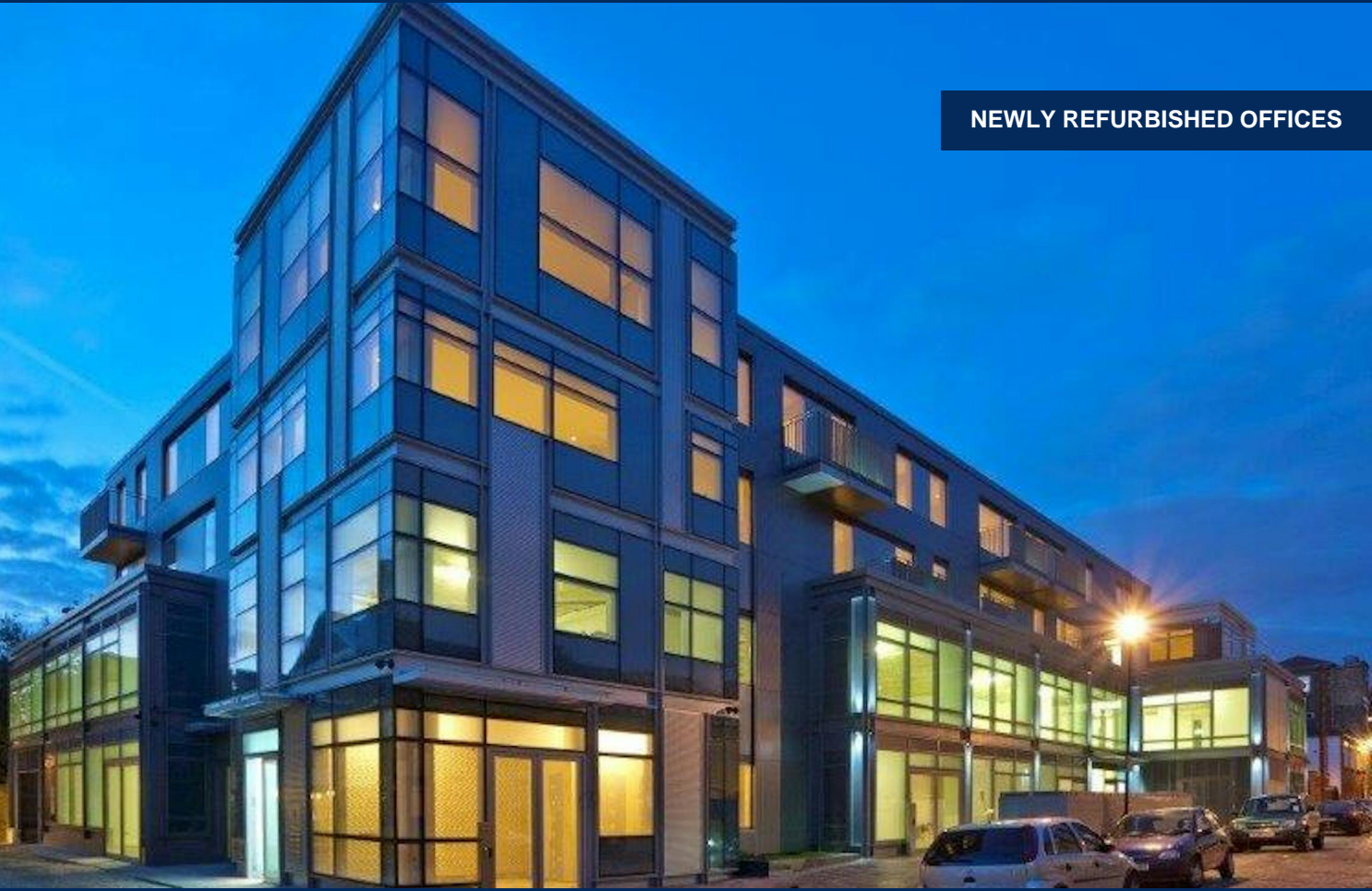


NEWLY REFURBISHED OFFICES



Rochester Mews

Camden, NW1 9JB

ONLY 2,700 SQFT REMAINING

**ROCHESTER MEWS, CAMDEN, NW1
9JB**

**NEWLY REFURBISHED MODERN
OFFICES WITH PARKING**

2,700 to 6,200 sq ft
(250.84 to 576 sq m)

- Private Underground Parking
- Grade A Offices
- Rear shared garden area
- Shower facilities
- Air conditioning
- Basement with EV Charging Points
- Demised Kitchens
- Passenger Lift
- Fibre is already installed in each demise.
- On Site Cafe
- Available Fitted

Summary

Available Size	2,700 to 6,200 sq ft
Rent	£116,000 per annum
Business Rates	To Be Confirmed
Service Charge	£7 per sq ft
VAT	Applicable
EPC Rating	C (57)

Location

The property is situated on the corner of Rochester Place and Rochester Mews close to its junction of Camden Road, St Pancras Way and Kentish Town Road. The immediate locality is recognised as an area for business, social and leisure with many leading media arts entertainment and commercial firms occupying space in Camden. Transport facilities are good with Camden Town underground station (Northern Line) and Camden Road British Rail stations being very close by. The property is also close to Kings Cross station which provides access to Europe and the West End, therefore benefitting from being outside the congestion charging zone. Numerous bus routes also serve the area.

Description

The Rochester offers a tranquil workspace within walking distance to the vibrancy of Camden. Benefitting from a shared landscaped rear garden as well as secure underground parking, The Rochester offers a great working environment for any business looking for a Central location with ease of access. The ground floor office suites have been newly refurbished to an extremely high standard of finish with the suites of offices benefitting from fully glazed meeting rooms, private offices, fitted kitchens, direct access to the rear shared garden and demised car parking in the secure underground car park.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Ground - Suite 1	3,500	325.16	Under Offer
Ground - Suite 2	2,700	250.84	£116,000 /annum
Total	6,200	576	

Lease(s)

New Full Repairing and Insuring Lease(s) for a term of years to be agreed subject to periodic rent reviews. The Leases are to be granted outside the security of the Landlord and Tenant Act 1954.

Legal Costs

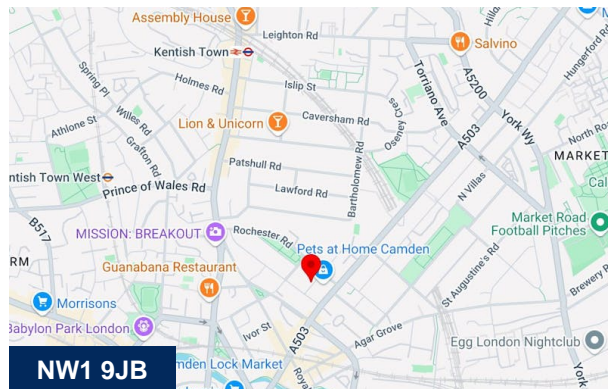
Each party to bear their own Legal Costs.

IDENTIFICATION:

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Viewings

Strictly by appointment through JOINT SOLE agents, Christo & Co.



Viewing & Further Information



Paul Stone

0207 482 1203 | 079 7384 5462
paul.stone@christo.co.uk

Daniel Castle (LDG)

0207 290 0590 | 07502 224 861
daniel@ldg.co.uk

