61-63 ROCHESTER PLACE

LONDON NW1

To Let

SELF-CONTAINED BUILDING IN A UNIQUE HISTORIC SETTING

Flexible Class E Usage

(Office, Laboratory, Showroom, Creative Studio, Business Use)

GROUND & FIRST FLOOR
6,912 SQ.FT.
AVAILABLE

ROBERT IRVING BURNS



DESCRIPTION

The building provides a rare opportunity to occupy a distinctive and characterful property, offering high-quality accommodation arranged across the Ground and First Floors, which can be taken either together or separately. The Second Floor has recently been let to an AI business, further reinforcing the building's appeal to modern, forward-thinking occupiers.

Formerly part of the historic Spitfire manufacturing works, the property retains a strong sense of its industrial heritage and has been sensitively refurbished and developed in recent years to create an impressive, highly functional contemporary workspace.

The accommodation is predominantly open plan and benefits from exceptional levels of natural light, with large windows to the front and rear elevations complemented by substantial roof and skylighting. Generous ceiling heights and excellent volume further enhance the bright, open and characterful nature of the space.

The Ground Floor is particularly impressive, featuring exceptional ceiling heights, terrazzo flooring, a dedicated reception area and access to a private rear terrace. The First Floor provides newly developed accommodation with engineered timber flooring, excellent natural light and a high-quality modern finish.

The specification throughout includes comfort cooling (not tested), LED lighting, fitted kitchens/tea points, floor boxes, male and female WCs and shower facilities, providing an excellent balance between the building's original character and the requirements of a modern occupier.

The property would lend itself particularly well to a creative, technology or design-led business seeking a distinctive headquarters, while the flexible nature of the accommodation also makes it suitable for a variety of Class E uses, including offices, laboratory/R&D space, showrooms, creative studios and other business uses.
The combination of industrial heritage, exceptional natural light, generous volume, private outside space and modern specification creates a genuinely unique occupational opportunity within this highly sought-after location.

FINANCES

			LET	
FLOOR	GROUND	1ST	2ND	TOTAL
SIZE (SQ.FT.)	3,941	2,971	1,130	6,912
QUOTING RENT (P.A.)	£160,000	£96,558	£44,635	£256,558
ESTIMATED RATES PAYABLE (P.A.)	£45,120	£36,480	£12,619	£81,600
SERVICE CHARGE	TBC	TBC	TBC	TBC
ESTIMATED OCCUPANCY COST (P.A.)	**£205,120**	**£133,038**	**£57,254**	**£338,158**

GROUND FLOOR



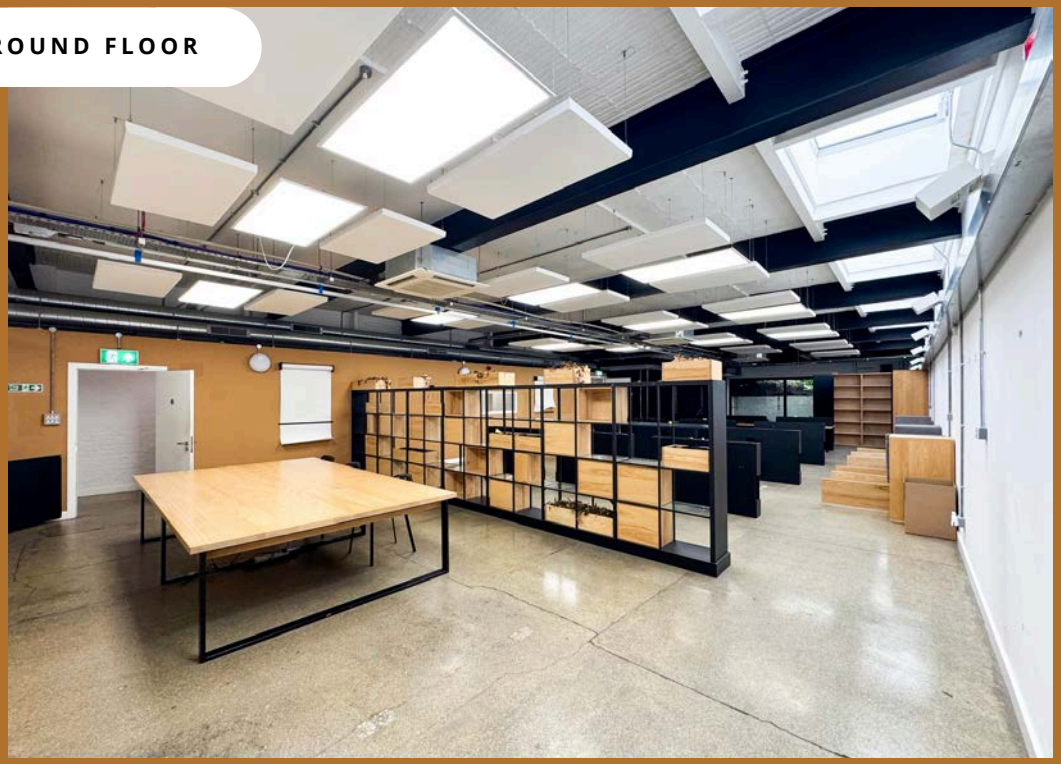
AMENITIES

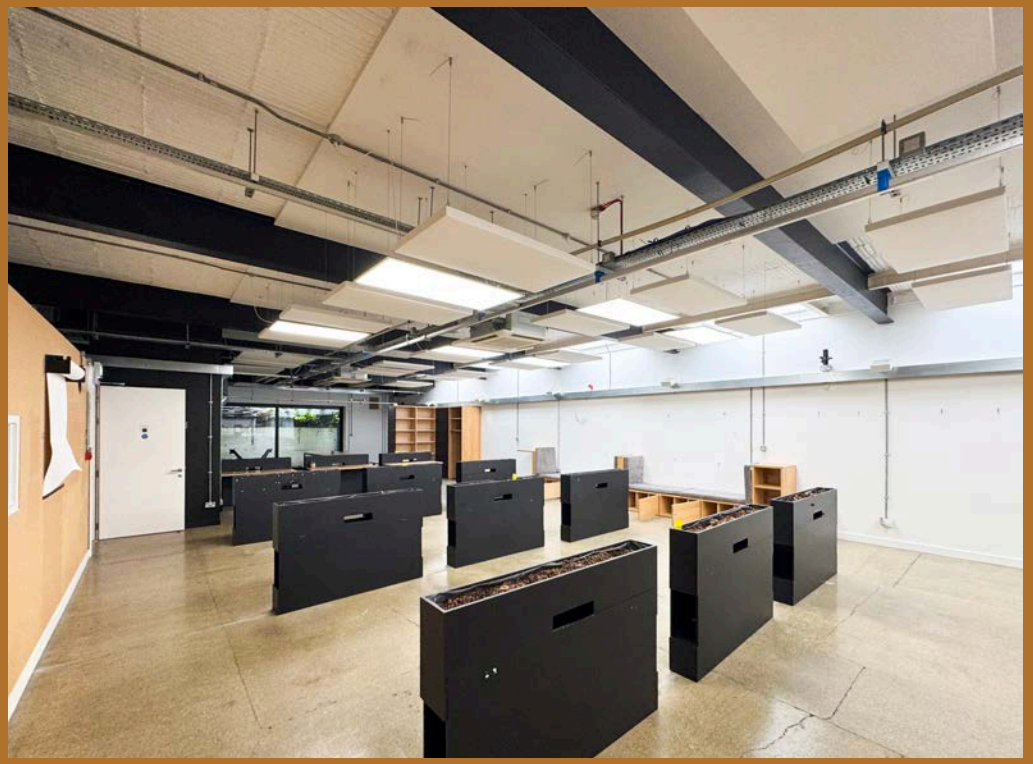
SELF-CONTAINED CHARACTER PROPERTY
PRIVATE REAR TERRACE
OPEN-PLAN ACCOMMODATION
FITTED KITCHENS / TEA POINTS
ENGINEERED TIMBER FLOORING (2ND FLOOR)

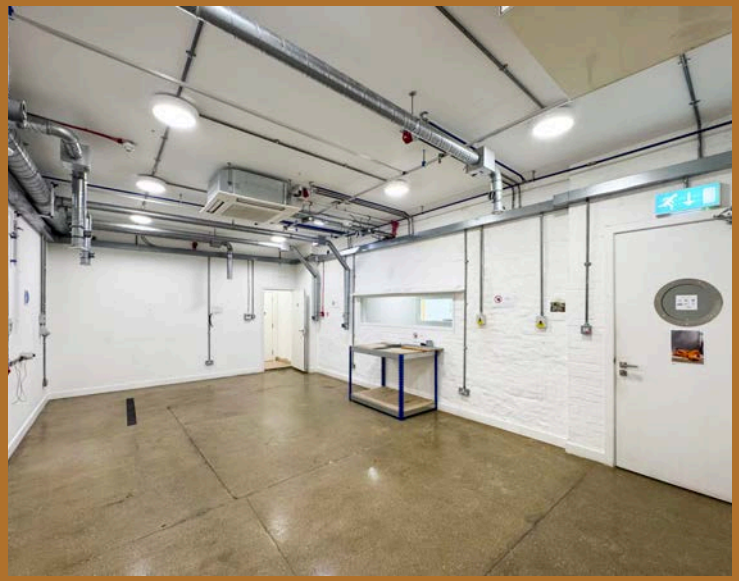
EXCELLENT NATURAL LIGHT
ROOFLIGHTS / SKYLIGHTS
GENEROUS CEILING HEIGHTS
COMFORT COOLING
MEETING ROOM

RECEPTION AREA
MALE & FEMALE WCS
SHOWER FACILITIES
TERRAZZO FLOORING
LED LIGHTING

GROUND FLOOR



















LOCATION

LOCATED IN CAMDEN

61-63 Rochester Place is quietly positioned between Camden Road and Kentish Town Road in a well-connected pocket of Camden, one of London's dynamic commercial districts. The property is ideally located between Camden Town Underground (Northern Line), Camden Road Overground and Kentish Town West Overground, all within a 5-10 minute walk, providing direct links to Kings Cross and the West End.

The surrounding area is home to a diverse mix of creative, media and tech occupiers with the infamous Camden Market nearby, offering a wide range of independent food, drink and retail amenities.

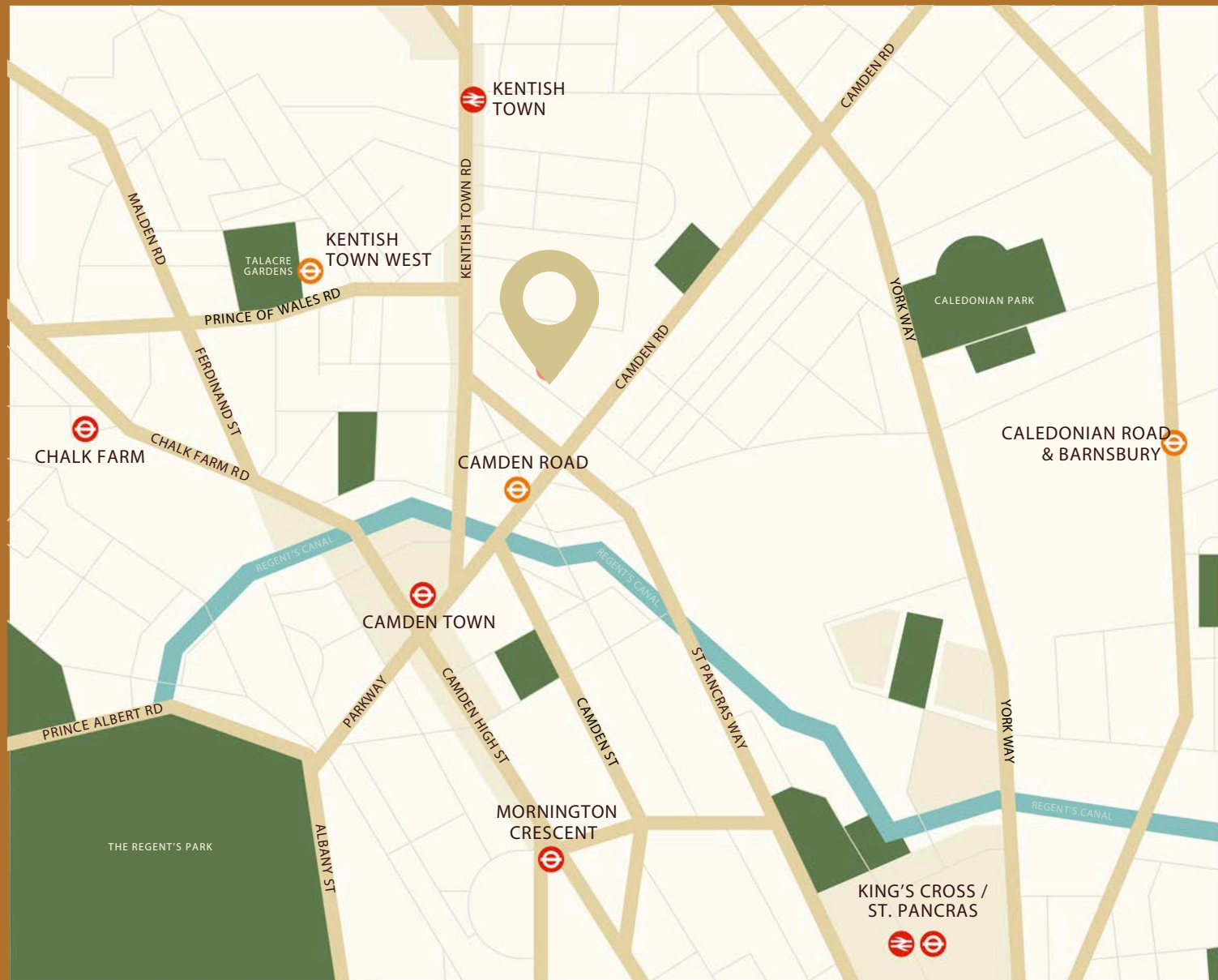
KEY TRAVEL TIMES

02
MIN WALK
KENTISH TOWN ROAD

06
MIN WALK
CAMDEN ROAD

09
MIN WALK
KENTISH TOWN WEST

25
MIN WALK
KING'S CROSS ST PANCRAS



FURTHER INFORMATION

LEASE
A new effective Full Repairing and Insuring lease contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION
Upon completion of legal formalities.

LEGAL COSTS
Each party is to be responsible for their own legal costs.

EPC
Ground Floor | 98D

VAT
The building is registered for VAT.

FLOOR PLANS
Available upon request.

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ROBERT IRVING BURNS

Misrepresentation Act 1967.
These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof.
These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. October 2026.