

FREEHOLD FOR SALE

61-63

ROCHESTER PLACE

CAMDEN, LONDON NW1 9JU

OF INTEREST TO OWNER OCCUPIERS AND INVESTORS



ROBERT IRVING BURNS



EXECUTIVE SUMMARY

- Quirky and characterful self-contained Class E building in the heart of Camden, offered with full vacant possession
- Arranged over ground and two upper floors, extending to 9,971 sqft (GIA), plus private terrace extending to 429 sqft
- Each floor feels spacious with an abundance of natural light throughout and high ceilings
- Flexible configuration with three independent access points, including roller shutter access, offering potential for sub-division or multi-occupancy
- There is possibility for parking within the garage, accessible through the roller shutter access
- The building has been redeveloped / refurbished in recent years to provide a characterful headquarters building
- Excellent transport links with Camden Town (Underground) and Kentish Town West (Overground) stations, both accessible within 5-10 minutes
- Offers are invited in excess of £3,950,000 (Three Million Nine Hundred And Fifty Thousand Pounds), subject to contract



LOCATION

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.



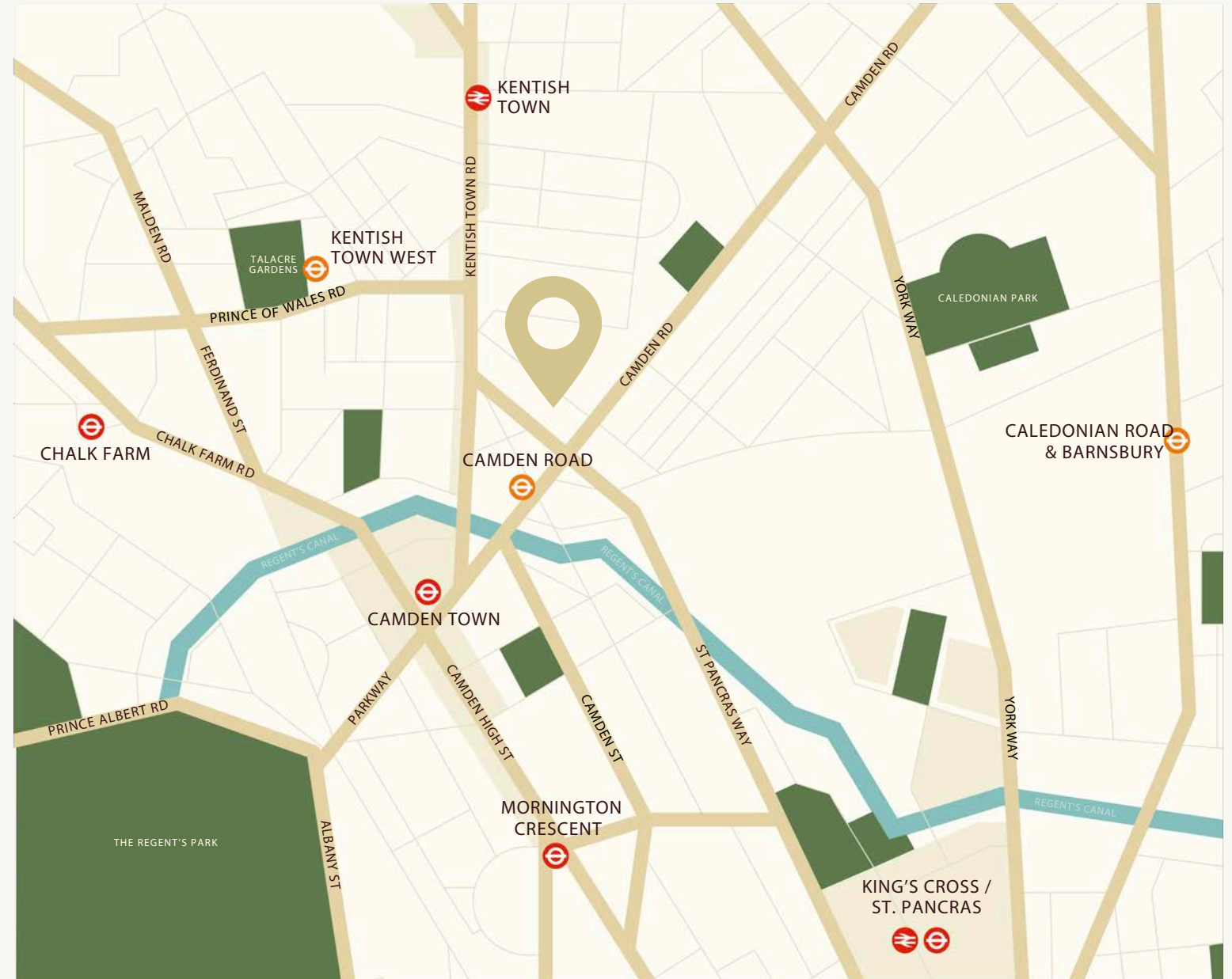
Regent's Canal



Camden Market



St Martins Gardens



<p>02 MINS </p> <p>KENTISH TOWN ROAD</p>	<p>06 MINS </p> <p>CAMDEN ROAD</p>	<p>09 MINS </p> <p>KENTISH TOWN WEST</p>	<p>25 MINS </p> <p>KING'S CROSS ST. PANCRAS</p>
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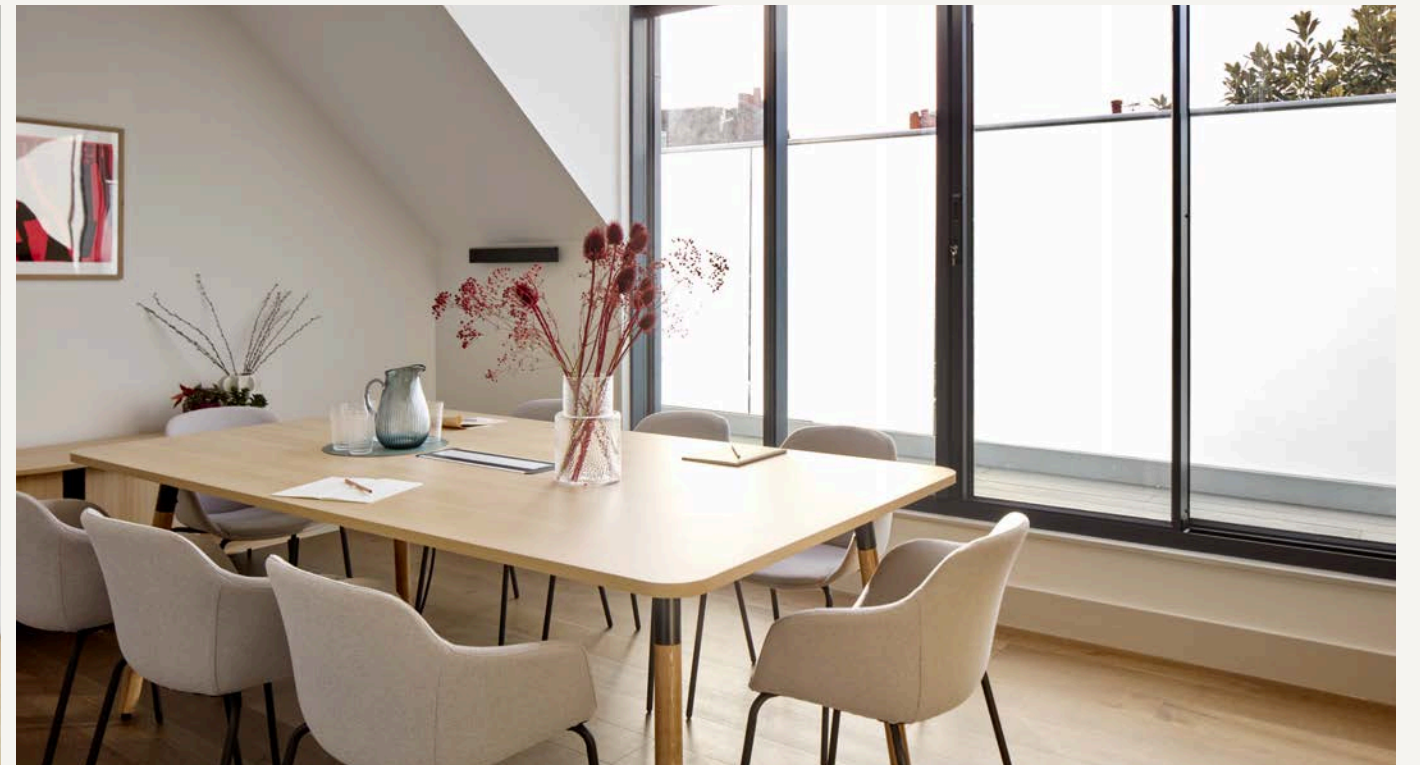
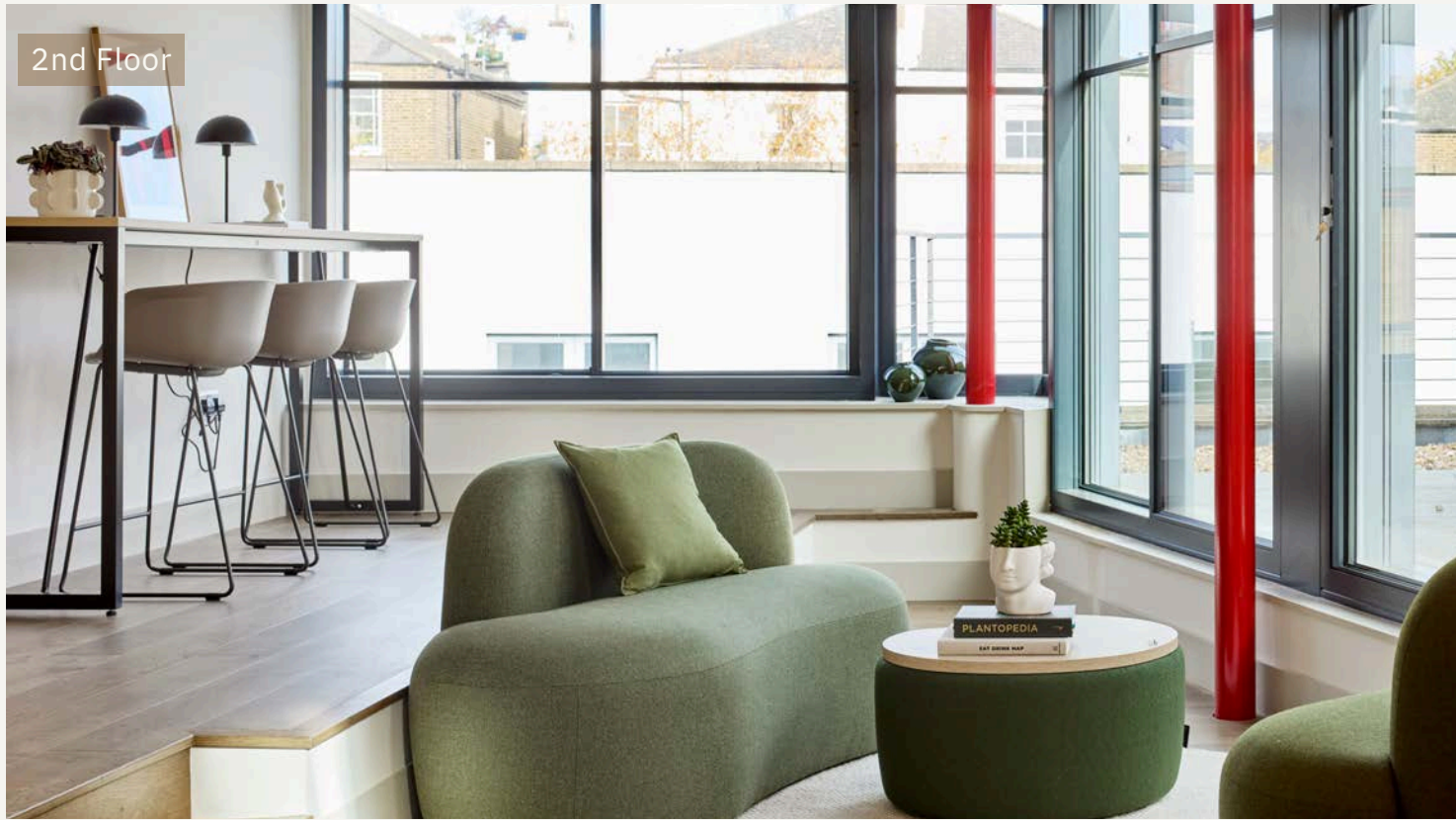
DESCRIPTION

61-63 Rochester Place provides a rare opportunity to acquire a vacant, self-contained freehold Class E building in Camden Town extending to 9,971 sqft (GIA) across three floors, as well private terraced space extending to 429 sqft.

The building benefits from excellent floor-to-ceiling heights. With three separate entrances, including a roller shutter entrance and an on-site garage providing vehicle parking, the building offers strong potential for sub-division or multi-occupancy.

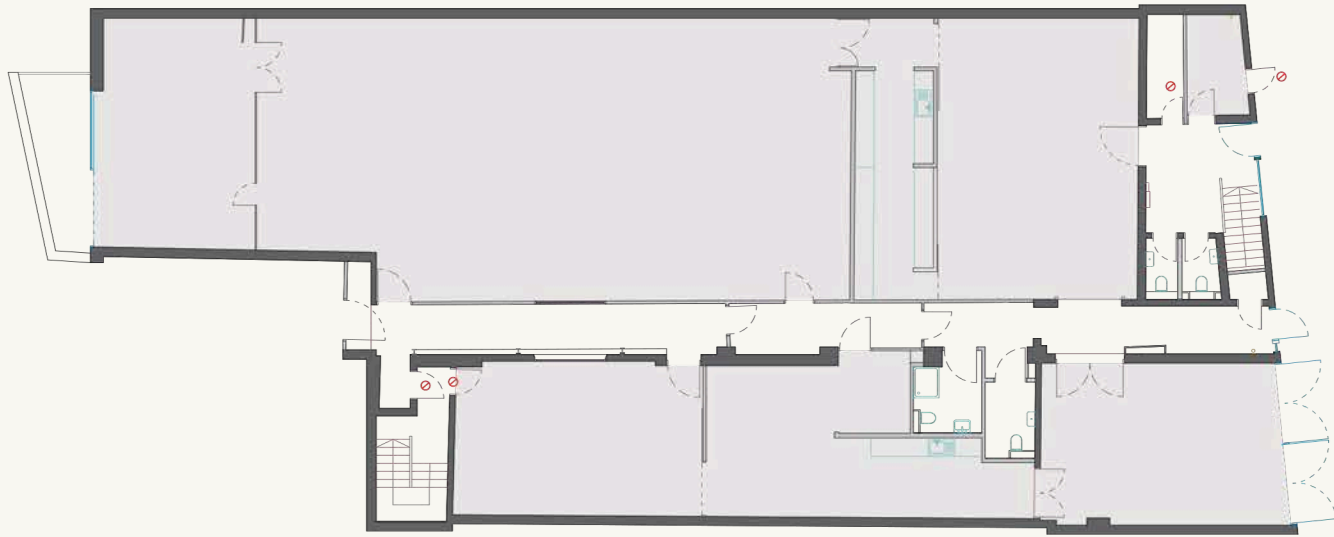
Redeveloped and refurbished in recent years to a high standard, the building is offered in excellent condition, ready for immediate occupation. The building has been sensitively modernised over the years to retain its unique industrial edge while offering high-quality workspace.



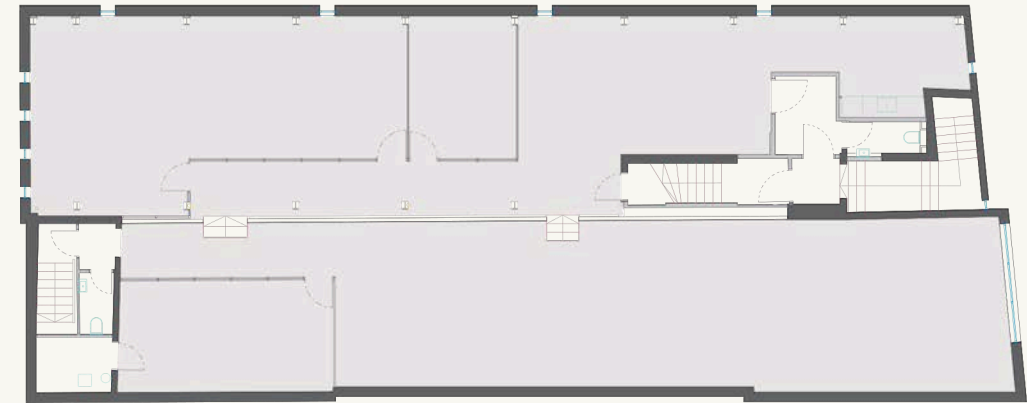




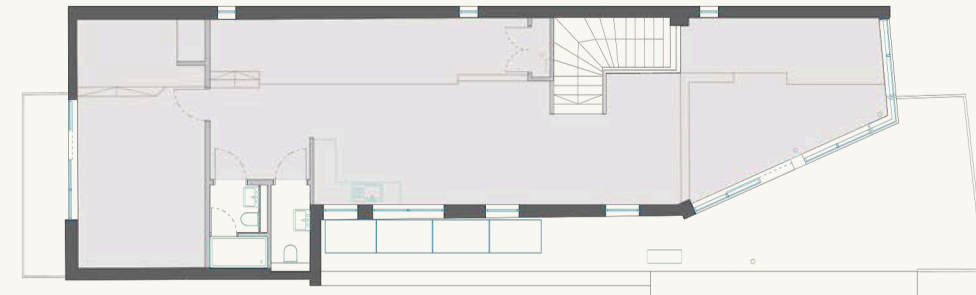
FLOOR PLANS



Ground Level



First Level



Second Level

SCHEDULE OF AREAS

Floor	Use	Area (SQFT)
Second Level Rear Terrace	Outdoor Space	61
Second Level Front Terrace	Outdoor Space	268
Second	Office	1,071
First	Office	2,855
Ground	Office	4,245
Ground Level Rear Patio	Outdoor Space	100
TOTAL		8,600

FURTHER INFORMATION

TENURE

The property is held Freehold. Title Number: NGL271933

PRICE

Offers are invited in excess of £3,950,000 (Three Million Nine Hundred And Fifty Thousand Pounds), subject to contract.

ANTI-MONEY LAUNDERING

In accordance with AML Regulations, the successful purchaser will be required to satisfy the Vendor on the source of funds for this acquisition.

VAT

The property is not elected for VAT.

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.
2025.

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RIB

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