

TO LET – GROUND FLOOR LET
WORKSPACE PREMISES SUITABLE FOR:
TECHNOLOGY, OFFICES, LABS, MEDIA COMPANIES (& EDUCATIONAL STPP)
61-63 ROCHESTER PLACE, LONDON, NW1 9JU (GROUND & 1ST FLOOR)



2,971 SQ. FT.

LOCATION (GOOGLE MAPS [LINK](#))

The property is situated on Rochester Place 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 excellent with Camden Town Underground Station (Northern line) and Camden Road British Rail being close by. The property is also close to Kings Cross Station which provides access to Europe and the West End.

rib.co.uk

23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821

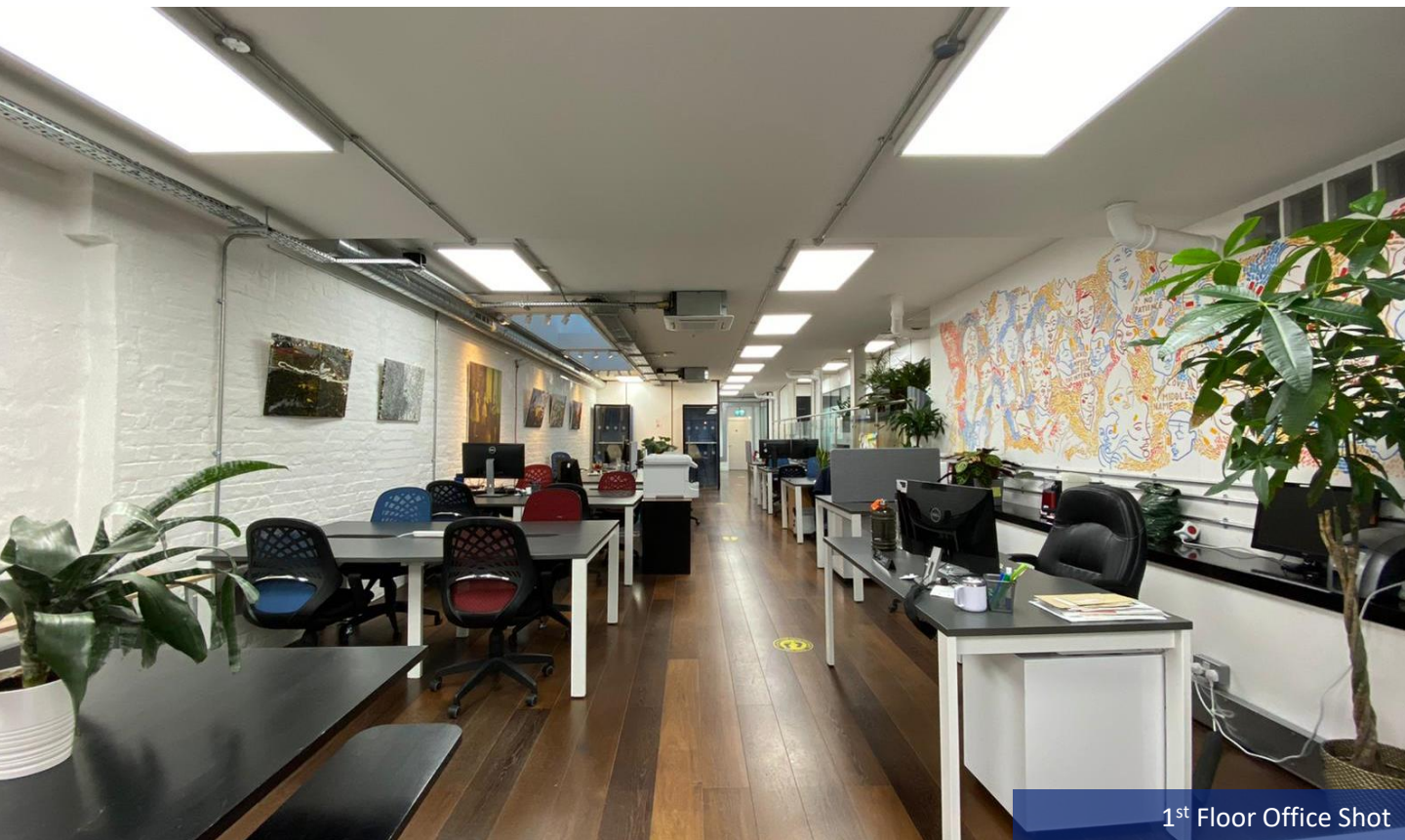
Misrepresentation Act 1967. These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed.



Ground Floor Office Shot



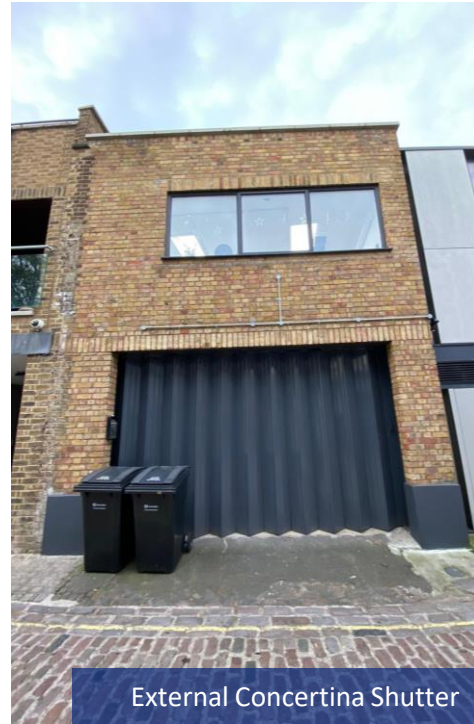
1st Floor Kitchenette



1st Floor Office Shot



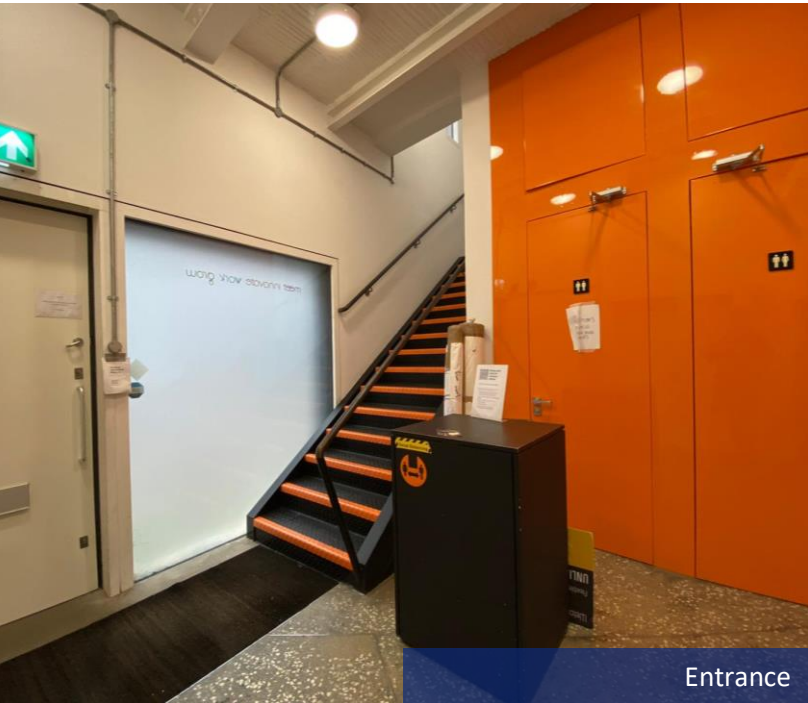
Ground Floor Reception



External Concertina Shutter



Ground Floor Kitchenette



Entrance



Exterior Shot



Ground Floor Reception



Exterior Shot



Entrance Door



1st Floor Private Office



Ground Floor WC/Shower

DESCRIPTION

The First Floor provide semi-open plan accommodation with excellent natural light from two elevations as well as substantial sky lighting, wooden flooring, air conditioning, LED lighting, male and female WC's and tea points.

This attractive mews office offers an excellent opportunity for a creative company to occupy a truly unique space in a highly popular and desired location.

LEASE

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

POSSESSION

Upon completion.

LEGAL COSTS

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

EPC

Available upon request.

FINANCIALS

AMENITIES

- Excellent Natural Light
- Industrial Conversion
- Shower (Ground Floor)
- Disabled WC (Ground Floor)
- 4 x WCs (Ground Floor)
- Air Conditioning Throughout (Not Tested)
- Reception Meeting Area (Ground Floor)
- Concertina Door Loading (Ground Floor)
- 3 Phase Supply
- Superior Ceiling Height on Ground Floor (3.60m)
- Terrazzo Flooring (Ground Floor)
- Rear Terrace (Ground Floor)
- 1 x WC (1st Floor)
- Timber Flooring (1st Floor)
- 2 x Lab Spaces (Ground Floor)
- 4 x Fitted Meeting Rooms (1st floor)
- Fitted Kitchenette (Ground & 1st Floor)
- Entry Phone System
- LED Lighting Throughout

Area	Kentish Town	
Floor	Ground	First
Size (sq. ft.)	3,063	2,971
Quoting Rent (p.a.) excl.	£107,205	£105,985
Estimated Rates Payable (p.a.)	£52,449	£42,612
Service Charge (p.a.)	£12,252	£11,884
Estimated Occupancy Cost (p. a.)	LET	£158,481

Please note this is an estimated service charge and for guidance only.

In regard to business rates please be aware that these are estimated figures and should not be relied upon as such. All interested parties are advised to make their own enquires.

VIEWINGS:

Strictly through Robert Irving Burns. For more information please contact:

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