



RIB

ROBERT IRVING BURNS

TO LET

ROCHESTER MEWS

ROCHESTER MEWS, LONDON, NW1 9JB

**Modern Office Spaces with Flexible Layout, Excellent Transport Links, and Secure Parking in Camden
SUITABLE FOR BUSINESS CLASS E (RETAIL, OFFICES, MEDICAL, CLINICAL, ETC.)**

SIZE
FROM 1,300 SQ. FT. - 5,250 SQ.FT.

LOCATION

Located on the corner of Rochester Place and Rochester Mews, this property is located in the heart of Camden. Renowned for its thriving business, social, and entertainment scene, this area is home to numerous leading media and arts companies.

This property benefits from excellent transport links, with Camden Town underground station (Northern Line) and Camden Road British Rail station just a short walk away. Kentish Town and Mornington Crescent stations (both Northern Line) are also easily accessible. Kings Cross station is conveniently located nearby, offering fast and direct connections to Europe and the West End. Situated outside the congestion charging zone, the property provides hassle-free access to all parts of the city.



The Pembroke Castle



Camden Market



Guanabana



Tortilla Camden



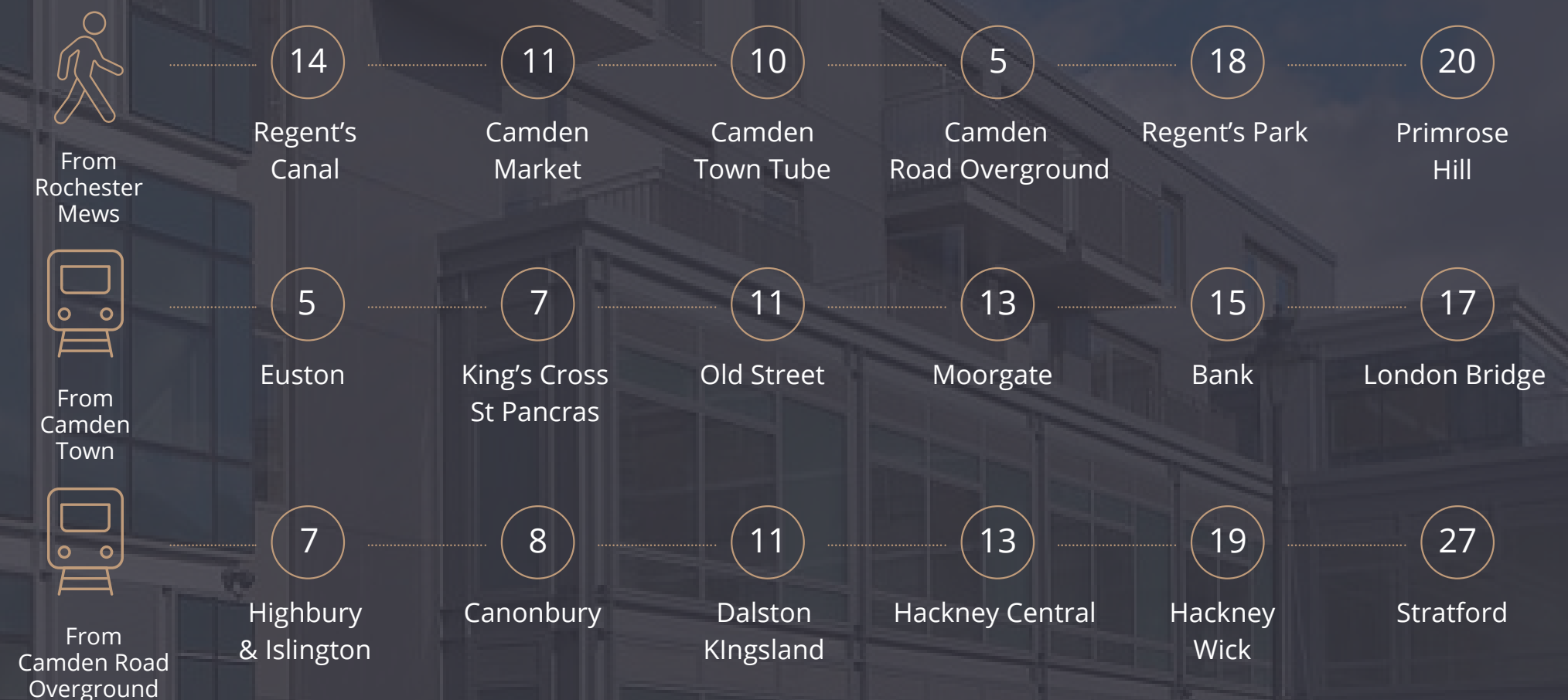
The Blues Kitchen



Roundhouse



Belsize Park



DESCRIPTION

Situated on the ground and part 1st floor within modern office/residential development, these self-contained offices have been finished to a high standard. The space features full-height double glazing, air conditioning, and a secure basement car park, and overlooks a shared landscape garden. The layout comprises a mix of open-plan and private office areas, with several glazed partitions creating a bright and airy atmosphere. Overall, this is an ideal workspace for businesses looking for a modern and flexible working environment.

The part 1st floor includes a partitioned meeting/boardroom and fitted kitchenette.



Air Conditioning & Fresh Air



Secure Bike Storage



Fitted Kitchen



Raised Accessed Floor



WC's With Shower Facilities



Video Entry System



Underground gated parking x 7 spaces with charging points



Access to Landscaped Rear Garden via Glazed Doors



Lift Access From Underground Parking





Ground Floor



Ground Floor



Ground Floor



First Floor



Ground Floor



Ground Floor



Ground Floor





FINANCIALS

| Floor | Ground Floor | Part First Floor | Total |
|---------------------------------------|--------------|------------------|----------|
| Total Size (sq.ft.) | 3,950 | 1,300 | 5,250 |
| Quoting Rent (p.a.) excl. | £156,025 | £51,350 | £207,375 |
| Service Charge | £27,650 | £9,100 | £36,750 |
| Estimated Rates Payable (p.a.) | £49,158 | £25,950 | £75,108 |
| Estimated Occupancy Cost excl. (p.a.) | £232,833 | £86,400 | £319,233 |

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

LEASE

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 of legal formalities.

LEGAL COSTS

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

EPC

This property has an EPC rating of B – 49.

FLOOR PLANS

Available on request.

VAT

TBC

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.
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