



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.



The Pembroke Castle



Camden Market



Guanabana



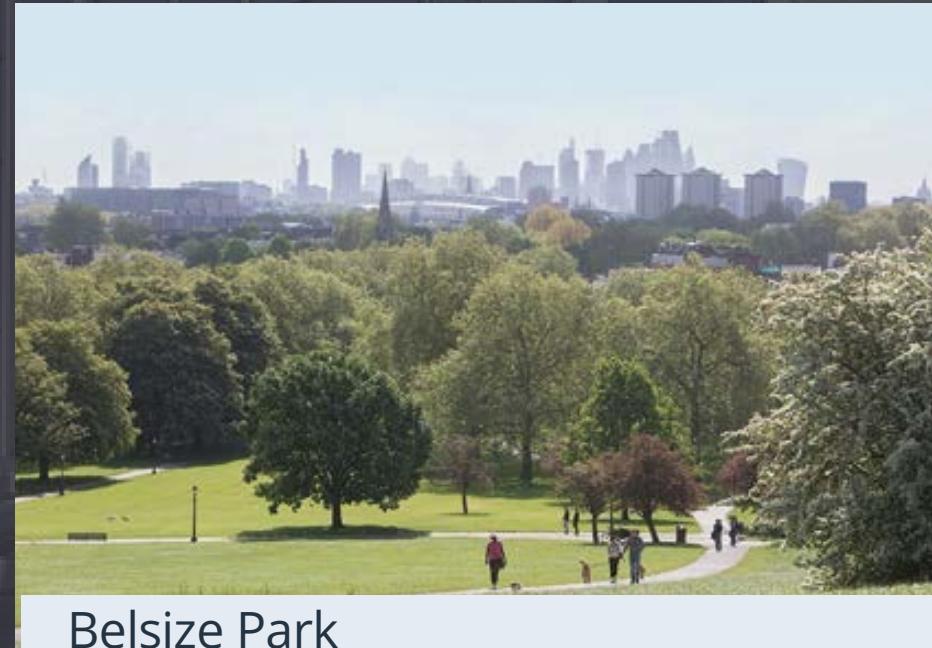
Tortilla Camden



The Blues Kitchen



Roundhouse

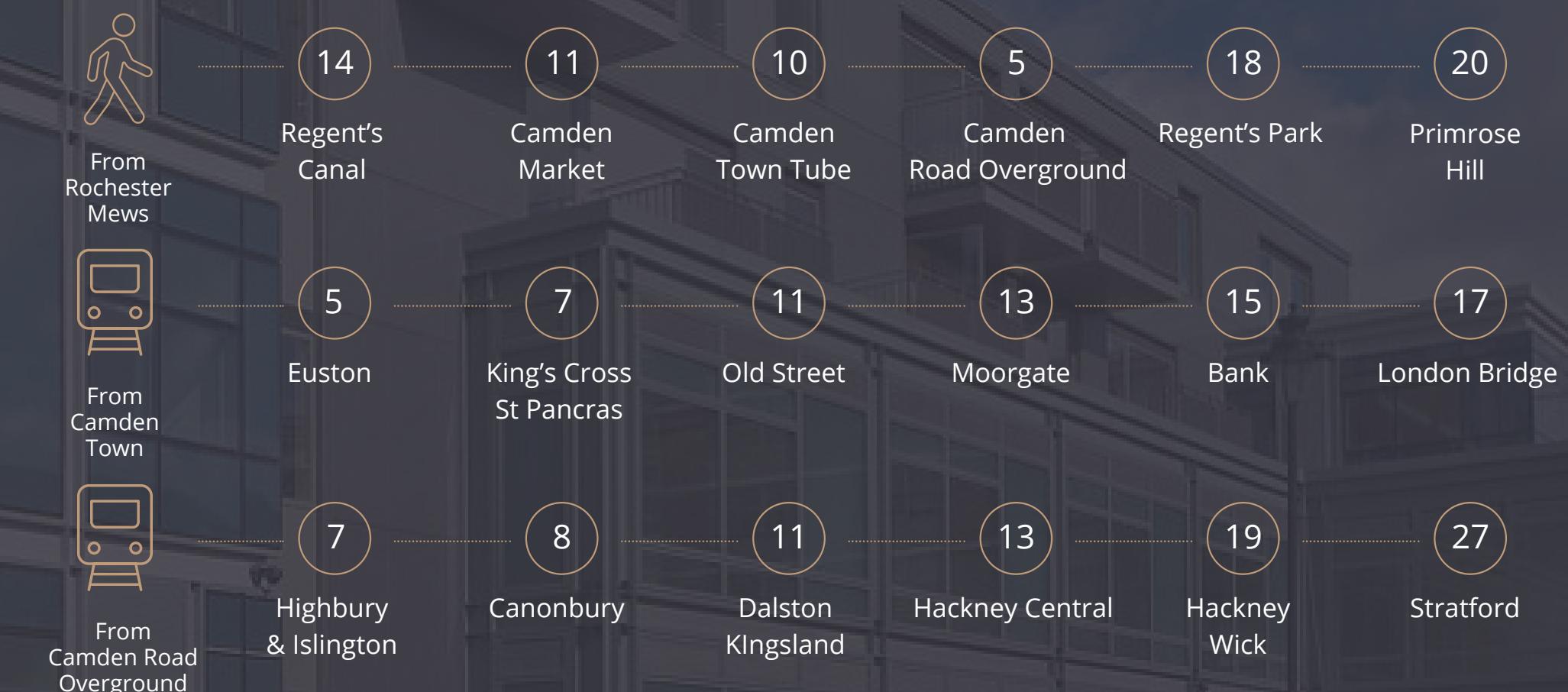


Belsize Park

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.



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



Raised Accessed Floor



Underground gated parking x 7 spaces with charging points



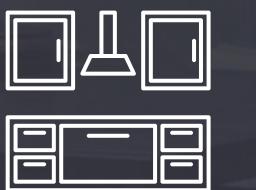
Secure Bike Storage



WC's With Shower Facilities



Access to Landscaped Rear Garden via Glazed Doors



Fitted Kitchen

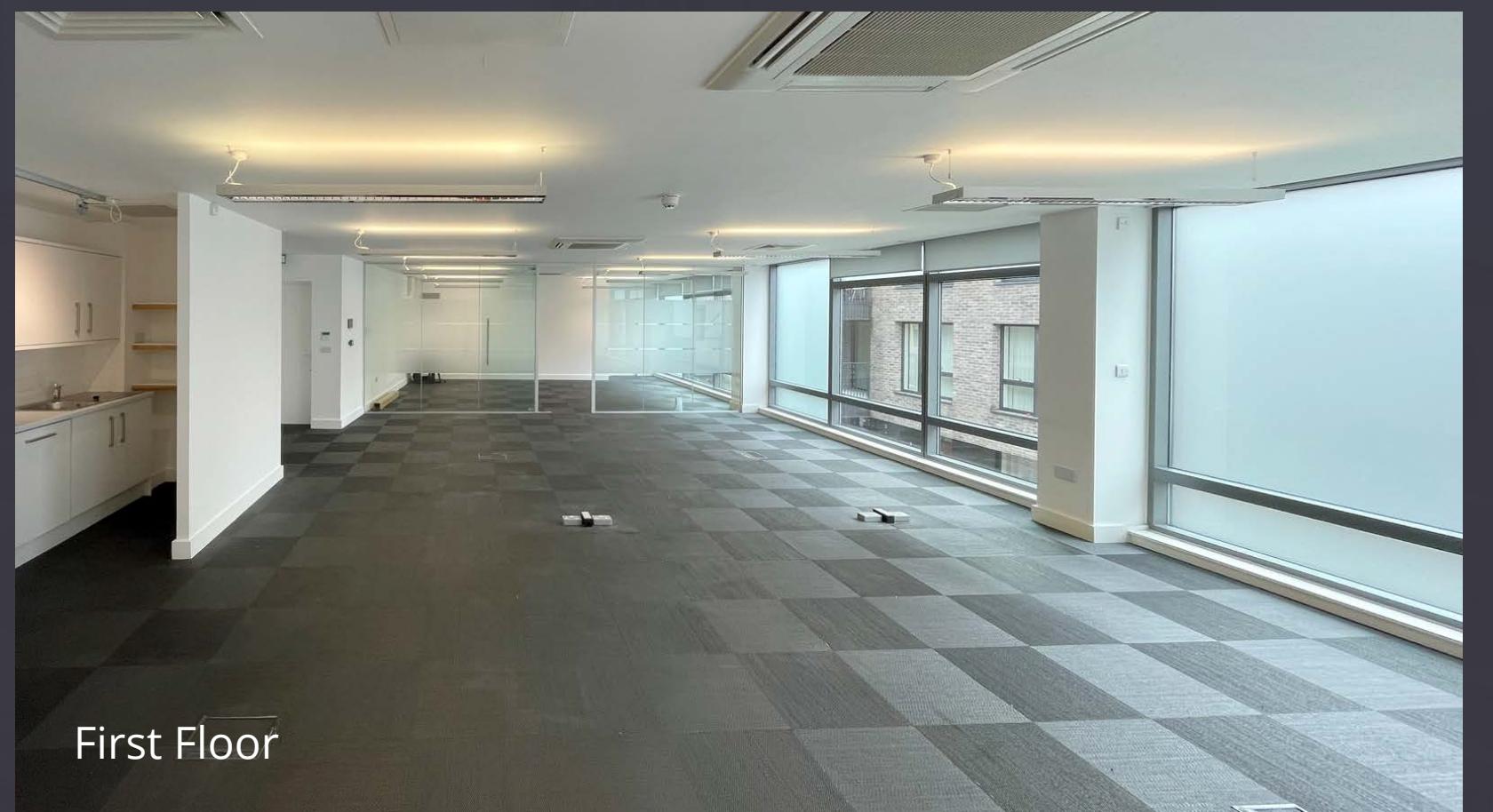
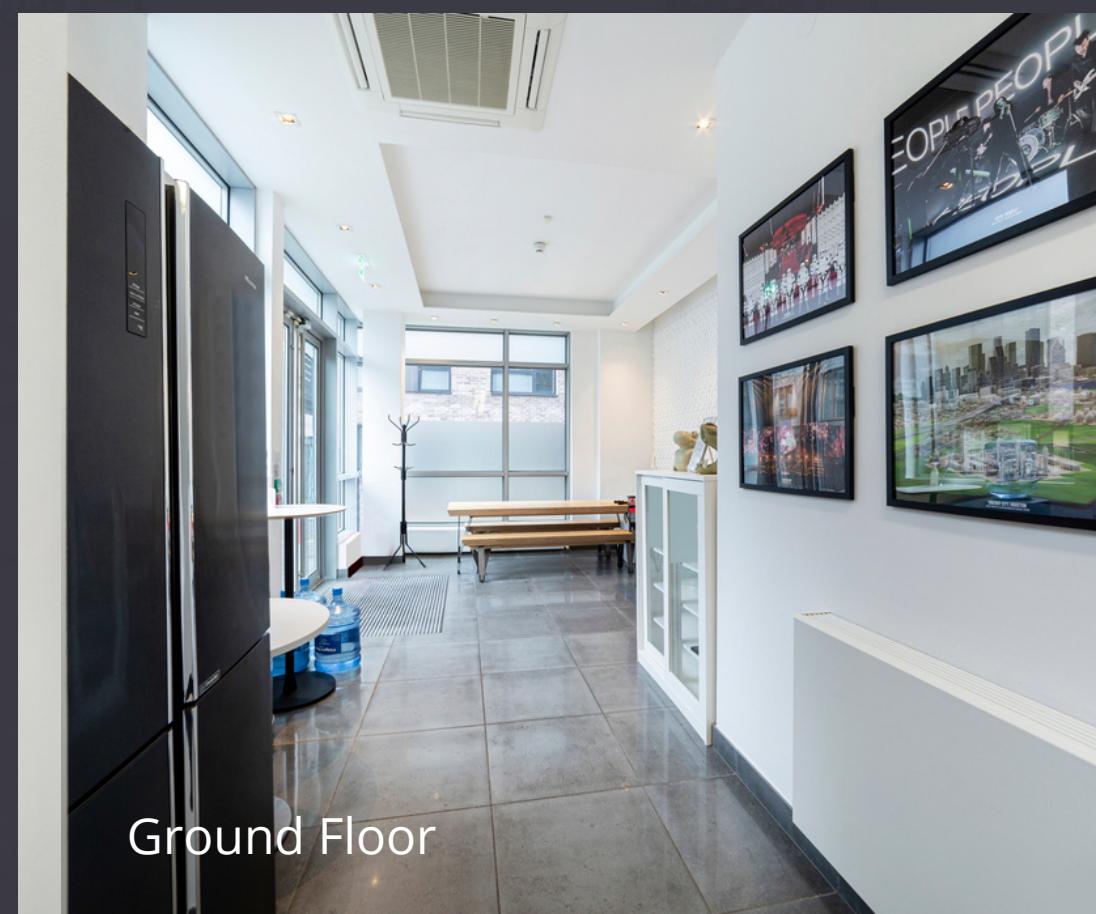


Video Entry System



Lift Access From Underground Parking









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

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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CONTACT US

Freddie Brett
0207 927 6575
Freddie@rib.co.uk

Jim Clarke
020 7927 0631
Jim@rib.co.uk

Henry Bacon
020 7927 0646
Henry@rib.co.uk

Or our joint agents Christo & Co
Paul Stone
020 7482 1203
Paul.stone@christo.co.uk



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