



The Rochester

RIB

ROBERT IRVING BURNS

Camden, NW1

To Let

State of the art modern workspace with up to 18 private underground parking spaces.

2,743 sq. ft.



Description

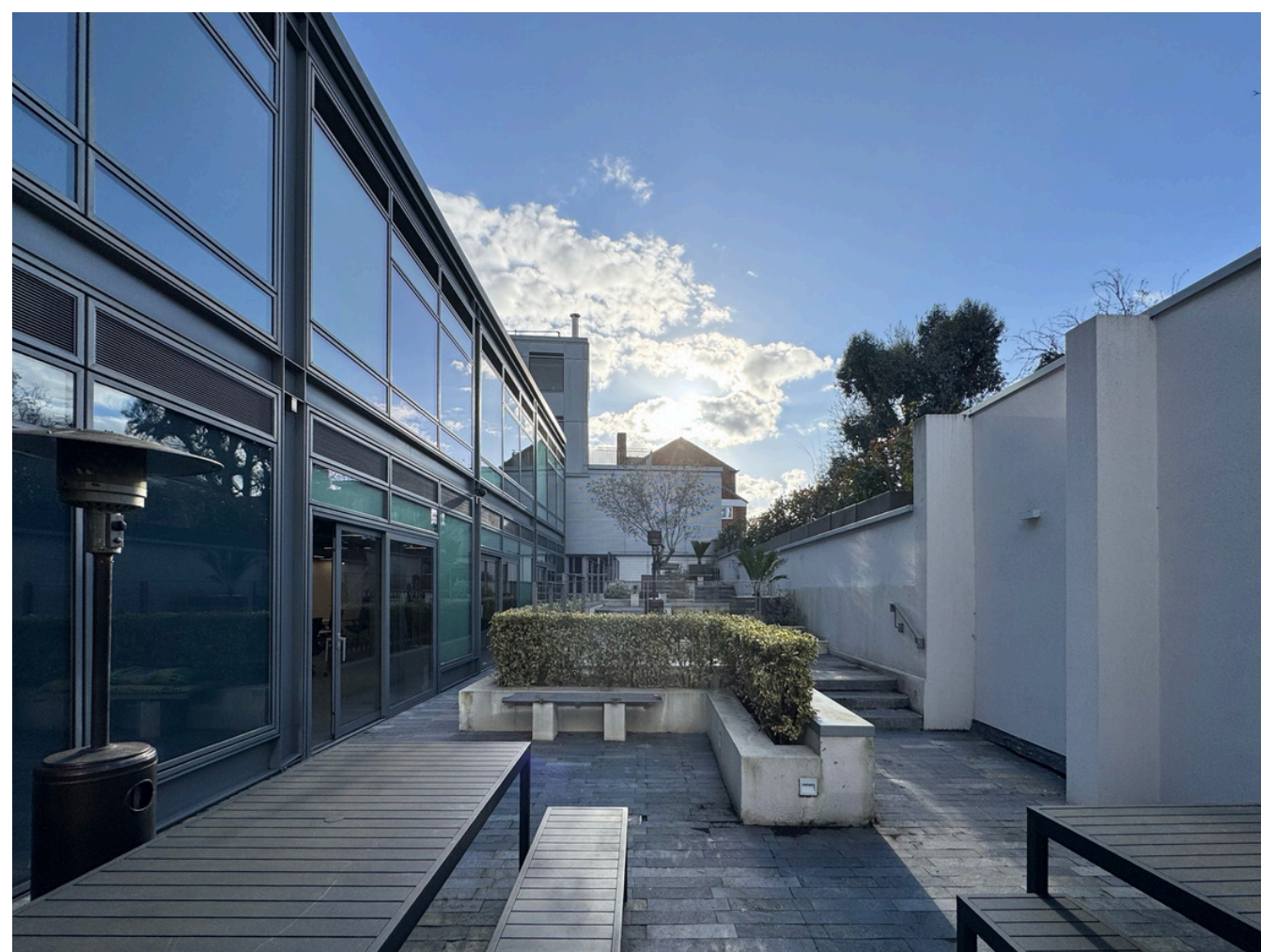
The Rochester offers a serene environment with state of the art features. Over ground and first floor, the two possible opportunities come fully furnished and ready for occupation.

The site benefits from a corner café that offers a vast array of breakfast and lunch options. The property is also within walking distance of the vibrant Camden.

There is a private landscaped rear garden that is shared with other building tenants as well as a secure underground car park. The Rochester offers a first-class working environment for any business looking for a Central location with ease of access.



Specifications



- Best In Class Offices In Camden
- Private Underground Parking
- Fitted With Meeting Rooms
- Tranquil Communal Landscaped Garden
- Bike Storage
- Passenger Lift
- Air-Conditioning
- Demised Kitchens
- Excellent Ceiling Height
- Communal Shower Facilities
- Full Self-Contained With Private Entrance
- Communal BBQ
- Car Parking In Secure Underground Basement with EV Charging Points
- A Further 300 Sq Ft Available For Suite 1



The Rochester

Location

AMENITIES

- 1 KOKO
- 2 Jazz Cafe
- 3 The Roundhouse
- 4 Camden Market
- 5 Buck Street Market
- 6 Blue's Kitchen
- 7 Amazon Fresh
- 8 Bomo Garden Centre
- 9 In Motion
- 10 Lunar Cycles
- 11 Natural Health
- 12 St Pancras Boxing Club

FOOD & DRINK

- 1 Philippe Conticini
- 2 Rudy's Dirty Vegan Diner
- 3 The Cheese Bar
- 4 The Farrier
- 5 Mildreds
- 6 Pizza Pilgrims
- 7 Gail's Bakery
- 8 The Coffee Jar
- 9 Burger & Beyond
- 10 Haché Burgers
- 11 Chin Chin Labs
- 12 Namas te Kitchen
- 13 Lemonia

OCCUPIERS

1. British Heart Foundation
 2. Doctor Martens
 3. Bauer Media
 4. RNIB
 5. Via.com
 6. Piecy & Co
 7. French Connection
 8. Hugo Boss
 9. Star Lizard
 10. Lyle & Scott
 11. SSP
 12. Itch
 13. ASOS
- 14 Purezza
 - 15 York & Albany
 - 16 Doppio Coffee
 - 17 The Fields Beneath
 - 18 Knowhere Special
 - 19 The Lion and Unicorn
 - 20 The Pineapple
 - 21 Albion's
 - 22 Arancini Brothers
 - 23 Bengal Lancer
 - 24 E. Mono
 - 25 The Rabbit Hole



Financials

G- Suite 2

Size (q. ft.)	2,743
Quoting Rent (p. a.)	£89,148
Estimated Rates Payable (p. a.)	£54,000
Service Charge (p.a.)	£20,250
Estimated Occupancy Cost (p. a.)	£163,398

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 are available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

FLOOR PLANS

Available on request.

VAT

TBC

EPC

51 C

Thomas D'arcy

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Contact us

R I B

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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. February 2025