

61-63 ROCHESTER PLACE

LONDON NW1

To Let

SELF-CONTAINED BUILDING IN A UNIQUE
HISTORIC SETTING

Flexible Class E Usage

(Office, Laboratory, Showroom, Creative Studio, Business Use)

GROUND, FIRST & SECOND FLOOR
8,042 SQ.FT.

RIB

ROBERT IRVING BURNS

61-63 ROCHESTER PLACE





The studio

additive

61-63



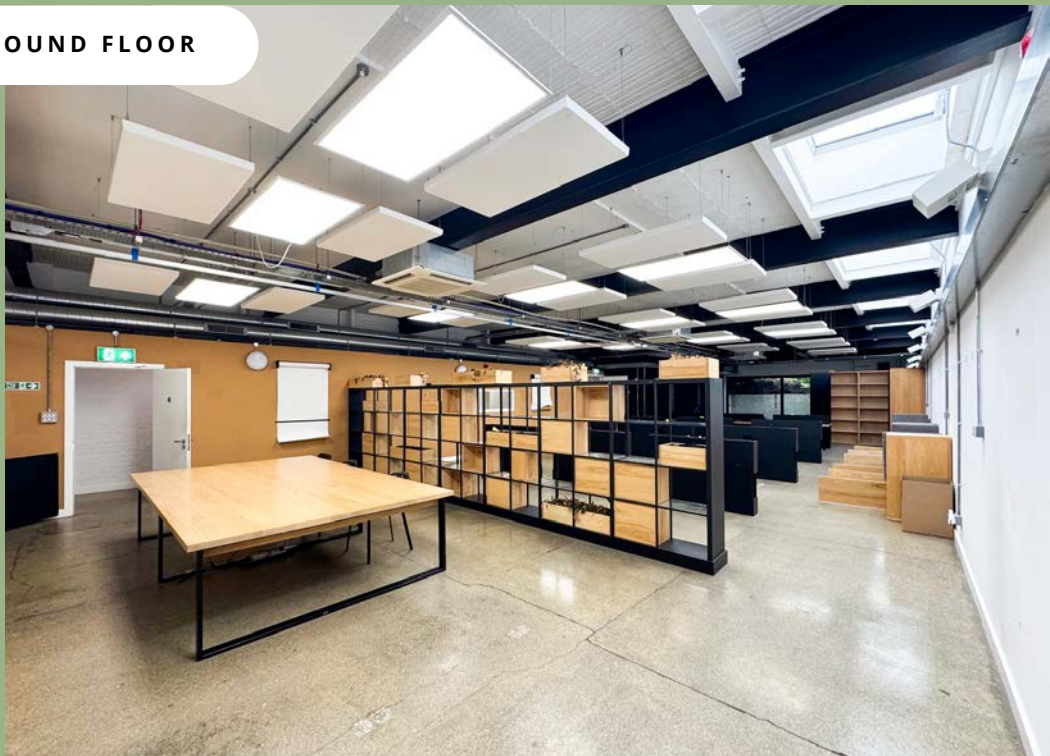
AMENITIES

SELF-CONTAINED CHARACTER PROPERTY
RECEPTION AREA
PRIVATE REAR TERRACE
REAR ROOF TERRACE
MEETING ROOM
COMFORT COOLING

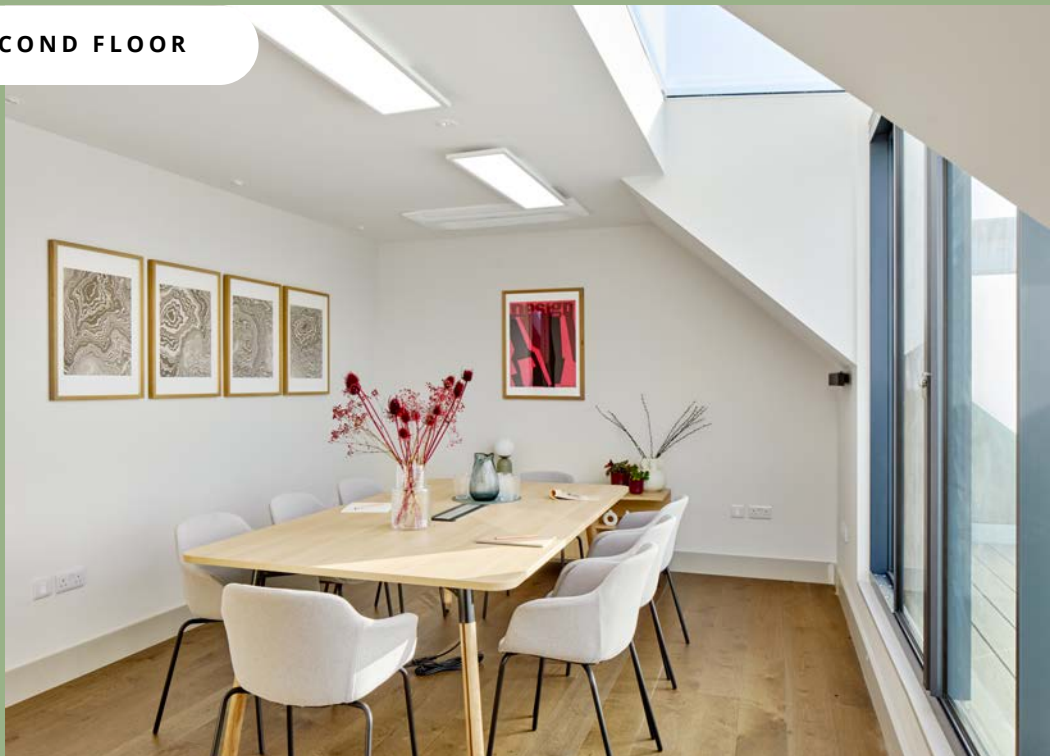
MALE & FEMALE WCS
SHOWER FACILITIES
TERRAZZO FLOORING
LED LIGHTING
FITTED KITCHENS / TEA POINTS
FLOOR BOXES

ENGINEERED TIMBER FLOORING
EXCELLENT NATURAL LIGHT
LARGE WINDOWS
ROOFLIGHTS / SKYLIGHTS
GENEROUS CEILING HEIGHTS
OPEN-PLAN ACCOMMODATION

GROUND FLOOR



SECOND FLOOR





LOCATION

LOCATED IN CAMDEN

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.

KEY TRAVEL TIMES

02

MIN WALK

KENTISH
TOWN ROAD



06

MIN WALK

CAMDEN
ROAD



09

MIN WALK

KENTISH
TOWN WEST



25

MIN WALK

KING'S CROSS
ST PANCRAS



FURTHER INFORMATION

LEASE

A new effective Full Repairing and Insuring lease 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

Ground Floor | 98D

VAT

The building is registered for VAT.

FLOOR PLANS

Available upon request.

CONTACT US

Henry Bacon

020 7927 0646

Henry@rib.co.uk

Jim Clarke

020 7927 0631

Jim@rib.co.uk

Matthew Mullan

0207 927 0622

Matthewm@rib.co.uk

Tom D'Arcy

020 7927 0648

Thomas@rib.co.uk

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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. August 2026.