



**MERIDIAN CP**  
PARTNERS

**36-38 Rochester Place**  
**Camden**  
**NW1**

**SPECTACULAR COMMERCIAL BUILDING**



**Substantial Self-contained Commercial Building with Full Vacant Possession.**



## Executive Summary

A rare opportunity to acquire a striking and characterful mews property in the heart of Camden, blending heritage charm with contemporary functionality. Discreetly positioned within a sought-after conservation area, this versatile freehold building offers exceptional potential for owner-occupiers, creative industries, or investors seeking a distinctive London asset.

Currently configured to provide expansive workshop/storage accommodation with high-quality first floor offices, the property lends itself to a variety of commercial uses, from bespoke studios to secure vehicle storage or showroom space. Its unique setting and architectural appeal make it equally suited to niche operators seeking a statement address.

- Arranged as a Secure Storage Facility
- Vast Ground Floor Area with vehicular entrance
- Superbly appointed 1<sup>st</sup> floor offices
- Impeccable Security Installations
- Potential for further re-development STP
- Totalling c. 4,440 sq.ft. (412.9sq.m.)



**Supremely rare light industrial space with striking yet clean interior**

## DESCRIPTION

The approach to the building remains quite charming which although vehicular in nature, remains very lightly used. The structure is arranged predominantly across a level Ground Floor with a formal pedestrian entrance which provides access both through to the open-plan workshop/storage facilities in addition to an internal staircase leading to the First Floor offices. There is also a secure roller shutter entry point for vehicles which leads directly into the Ground Floor demise.



As you enter this vast workshop space you are struck by the excellent natural light, generous ceiling height and comprehensive fit-out installed by the current owner who has utilised the property as a secure destination for vehicular storage. There is an orderly workshop area beyond the road entrance which then enjoys a further roller shutter system which leads directly into a vast open-plan space with power and extensive overhead lighting.



The internal door leads to Ground Floor washrooms, with a staircase heading up to a range of impeccable first floor offices which are bathed in natural light and enjoy an outlook to the front elevation onto the Mews.



Interested parties should note that potential exists for the first floor to be extended to the rear of the site, subject to planning and the necessary structural integrity.



## LOCATION

Situated within Inner London in the Borough of Camden, is Rochester Place; a cobbled through road off Camden Road with access to Rochester Mews containing a range of charming original, and in some cases, substantial redeveloped Mews properties. The parade offers a delicate and striking mix of traditional mews buildings and some very striking more recent architectural gems, carefully regulated by the local Conservation Area allowing for a range of businesses and residents to co-exist in this very special London back-water.

This road forms part of the Rochester Conservation Area; centred around Rochester Terrace Gardens and designated recently in December 2001, the area has elegant architecture conveying unity, with open spaces in the Gardens and the relatively low height of buildings in comparison to other areas.

A high explosive bomb fell onto Camden Road, right next to Rochester Place, presumably causing significant damage to the properties in World War II and when the London Poverty Maps were first published, the area was deemed to have poorer than average living conditions.



## TRANSPORT LINKS

Connections to transport are widespread with Kentish Town, Camden Town and Kentish Town West (Northern, Overground & National Rail) within a ten minute walk providing seamless connections to The City, West End and further East & West London locations including both Gatwick & Heathrow. There are also numerous bus routes surrounding the Mews to allow for further connectivity around the local area.

### Rochester Place, NW1

Approx Gross Internal Area  
 Ground Floor = 345.7 sq m / 3721 sq ft  
 First Floor = 67.2 sq m / 723 sq ft  
 Total = 412.9 sq m / 4444 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan, measurements are approximate and not to scale. No guarantee is given on the total square footage of the property quoted on the plan. Figures given are for guidance. Plan is for illustration purposes only, not to be used for valuations.

## OTHER DETAILS

### LEGAL TITLE & TENURE

- The Freehold Title is as follows:

### RATEABLE VALUE

- We strongly advise interested parties to verify this with the local authority (London Borough of Camden).

### RATES PAYABLE

- To Be Advised

### METHOD OF SALE

- The Property is For Sale by Private Treaty on the following

### GUIDE PRICE

- £2,150,000 (Subject to Contract)

### USE CLASS

- Class E

### AML

- The purchaser will be required to provide the necessary information to satisfy AML requirements.

### VAT

- The property is not elected for VAT.

### EPC

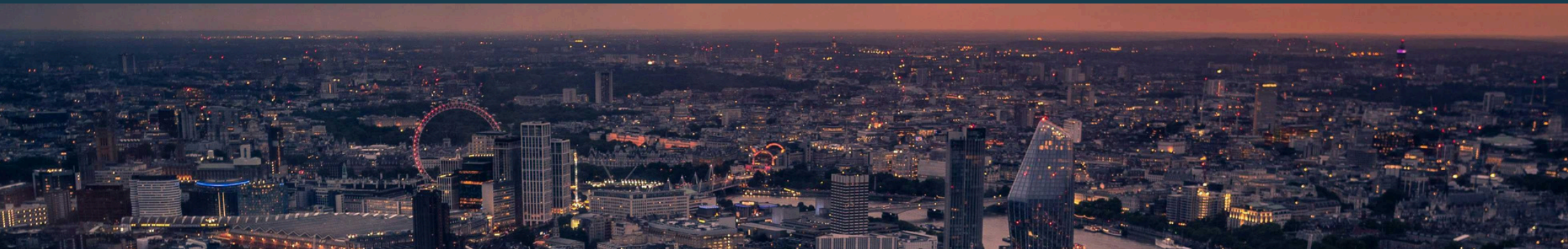
- An EPC rating has been commissioned

### SERVICES

- It is our understanding that mains water, electricity, gas and drainage are provided. However, it is the responsibility of the purchaser to ensure that services are available and adequate for any future uses.

### VIEWINGS

- The properties may be inspected internally strictly through prior appointment. Prospective purchasers should be aware that inspections are made entirely at their own risk and no liability is accepted by the vendor or their sole agents, Meridian Commercial Property Partners LTD



# Contact Us

## Details

If you wish to arrange a viewing, please contact:

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