

61-63 ROCHESTER PLACE

LONDON NW1

To Let

SELF-CONTAINED GROUND FLOOR PREMISES
IN A UNIQUE HISTORIC SETTING

Flexible Class E Usage

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

GROUND FLOOR
3,941 SQ.FT.

RIB

ROBERT IRVING BURNS

61-63 ROCHESTER PLACE



DESCRIPTION

This fantastic self-contained ground floor premises provides bright, characterful accommodation with exceptional ceiling heights throughout. The space is predominantly open plan and benefits from a terrazzo floor, dedicated reception area, comfort cooling (not tested) and a private rear terrace.

Formerly part of the historic Spitfire manufacturing works, the property has been sensitively refurbished in recent years to deliver a distinctive and highly functional workspace. The accommodation is suitable for a variety of Class E occupiers, including offices, laboratory space, showroom use, creative studios and other business uses.

The combination of industrial heritage, excellent natural light, generous volume and modern specification creates a unique occupational offering within the local market.



AMENITIES

- INDUSTRIAL CONVERSION
- SHOWER (GROUND FLOOR)
- DISABLED WC (GROUND FLOOR)
- 4 X WCS (GROUND FLOOR)
- AIR CONDITIONING THROUGHOUT (NOT TESTED)
- RECEPTION MEETING AREA (GROUND FLOOR)
- CONCERTINA DOOR LOADING (GROUND FLOOR)
- 3 PHASE SUPPLY
- SUPERIOR CEILING HEIGHT ON GROUND FLOOR (3.60M)
- TERRAZZO FLOORING (GROUND FLOOR)
- REAR TERRACE (GROUND FLOOR)
- ENTRY PHONE SYSTEM
- LED LIGHTING THROUGHOUT

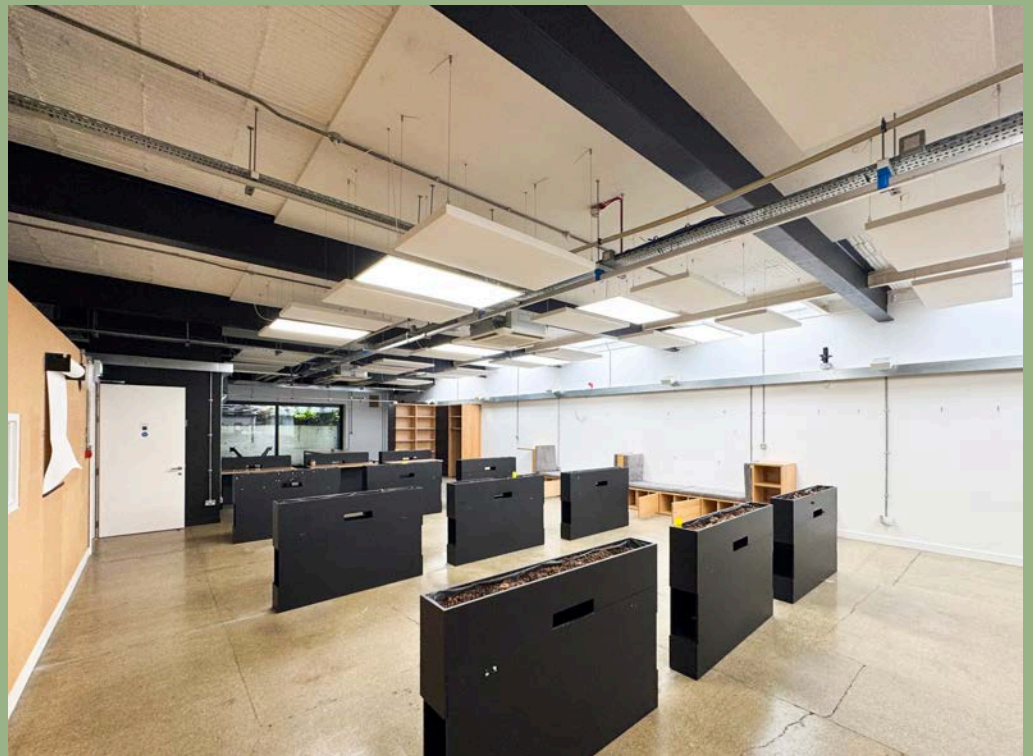
FINANCES

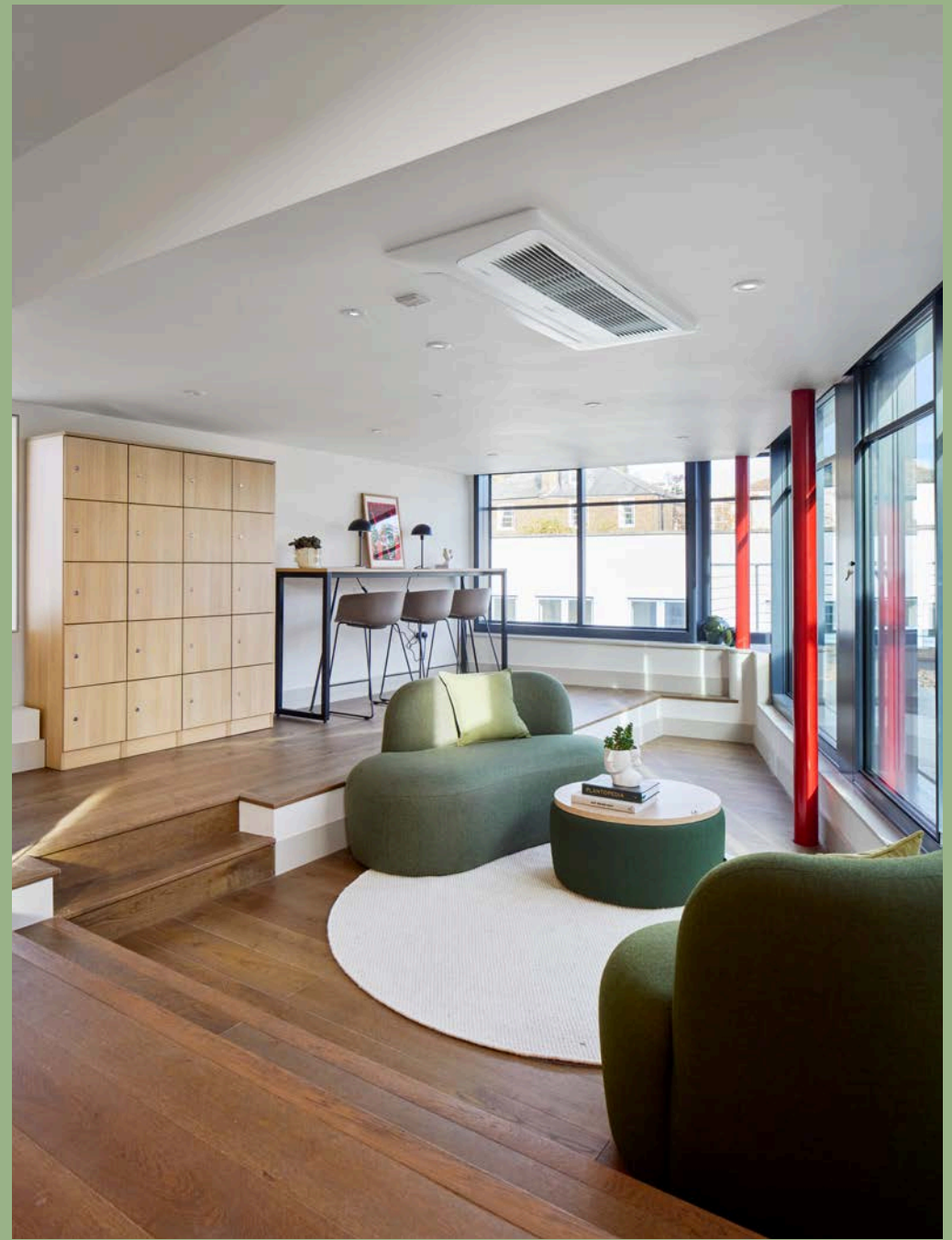
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|--|-----------------|
| TOTAL SIZE (SQ.FT.) | 3,941 |
| QUOTING RENT (P.A.) | £160,000 |
| ESTIMATED RATES PAYABLE (P.A.) | £45,120 |
| SERVICE CHARGE | TBC |
| ESTIMATED OCCUPANCY COST (P.A.) | £205,120 |

PLEASE NOTE, THE 2ND FLOOR (1,130 SQ. FT.) CAN ALSO BE MADE AVAILABLE











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

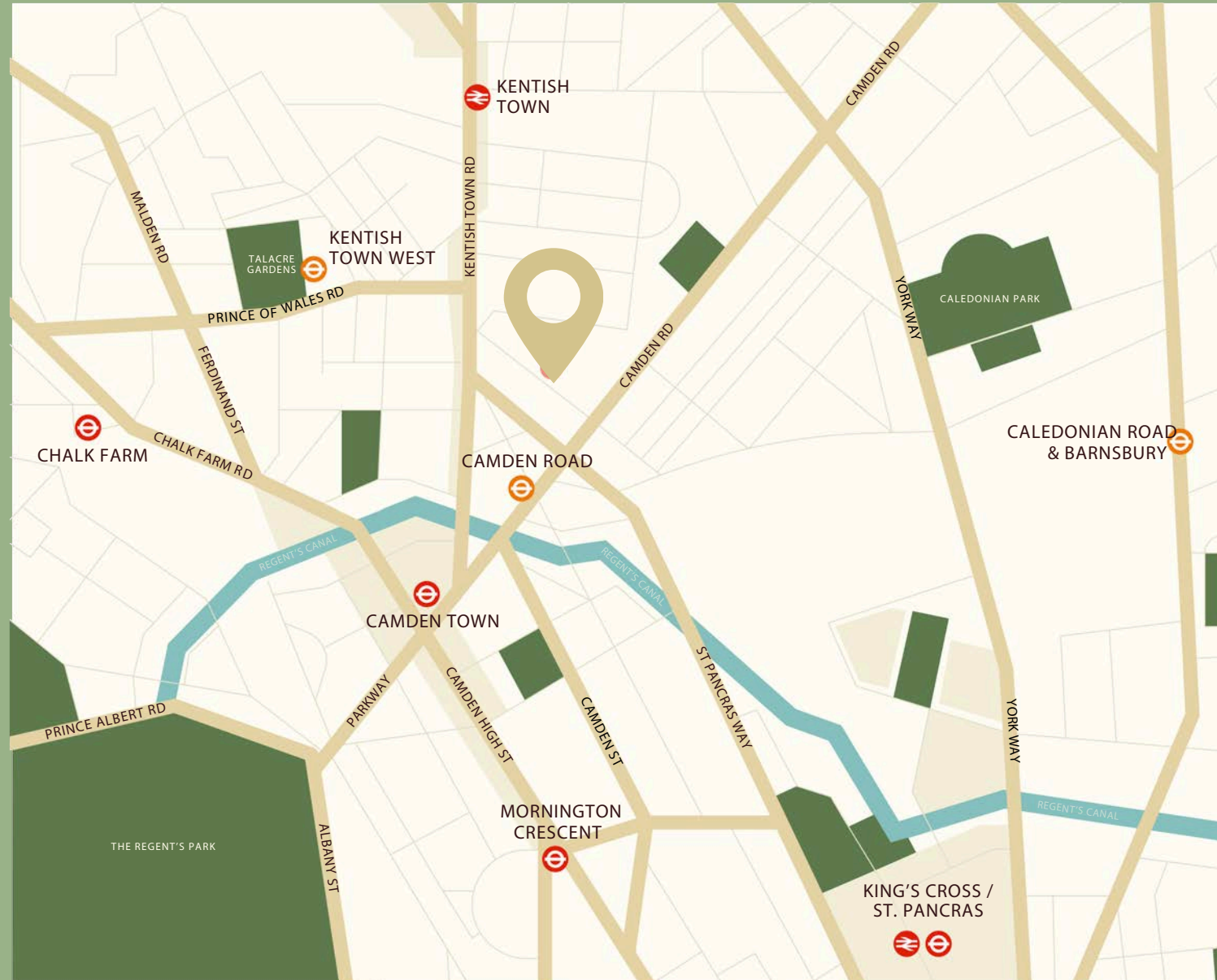
KENTISH TOWN WEST



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

98D

VAT

The building is registered for VAT.

FLOOR PLANS

Available upon request.

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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. June 2026.