Christo & Co

To Let



The Rochester

Unit 3, 28 Rochester Mews, London, NW1 9JB

Ground Floor Offices With The Benefit Of Parking

To Be Let

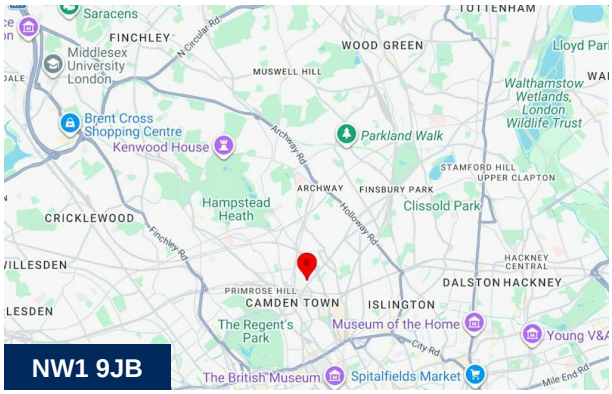
900 sq ft

(83.61 sq m)

- Private Underground Parking
- On-site cafe
- Offices comprehensively refurbished
- Direct Access To Rear Shared Garden
- Basement Car Park With EV Charging Points
- Fully Fitted Kitchen
- 2 Car Parking Spaces
- Air Conditioning
- Within Walking Distance Of Both Camden Town Underground & Camden Road Overground Stations

Summary

Available Size	900 sq ft
Rent	£36,000 per annum
Rates Payable	£17,255 per annum
Rateable Value	£35,000
Service Charge	£6,750 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	B (50)



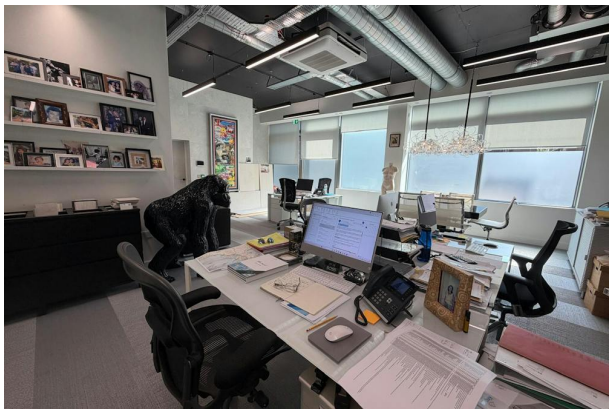
Location

The property is situated on the corner of Rochester Place and Rochester Mews close to its junction of Camden Road, St Pancras Way and Kentish Town Road. The immediate locality is recognised as an area for business, social and leisure with many leading media arts entertainment and commercial firms occupying space in Camden. Transport facilities are good with Camden Town underground station (Northern Line) and Camden Road British Rail stations both being within walking distance. The property is also close to Kings Cross National & International Stations which provides access to all parts of the country and Europe. The premises also benefit from being outside the congestion charging zone.



Description

The Rochester offers a tranquil workspace within walking distance to the vibrancy of Camden. Benefitting from a shared landscaped rear garden as well as secure underground parking, The Rochester offers a great working environment for any business looking for a Central location within Camden. The ground floor office suite has been refurbished to an extremely high standard of finish with the suite of offices arranged in clear space benefiting from a fully fitted kitchen, direct access to the rear shared garden and car parking available in the secure underground car park.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Ground Floor	900	83.61	Available
Total	**900**	**83.61**	



Rent

£36,000 pax plus Vat

Lease

A new proportional Full Repairing and Insuring Lease to be granted for a term of years to be agreed, subject to periodic Rent Reviews. The lease is to be granted Outside the Security of the Landlord and Tenant Act 1954.

Service Charge

£6,750 per annum

Identification

In accordance with Anti-Money Laundering Regulations, two forms of identification will be required from the successful tenant.

Viewings

Strictly by appointment through owner's SOLE agents as above.

Viewing & Further Information



Paul Stone
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