



ROBERT IRVING BURNS



# 61-63 ROCHESTER PLACE

CAMDEN, NW1 9JU

TO LET  
ATTRACTIVE MEWS OFFICE

1,130 SQ. FT.  
2ND FLOOR

WWW.RIB.CO.UK | 020 7637 0821 | 19 MARGARET STREET, LONDON, W1W 8RR





## Description

The available accommodation is newly developed and arranged over Second Floor. The space is accessed via an internal staircase and provides open plan accommodation benefitting from excellent natural light afforded by large front and rear windows, and substantial sky lighting. The unit is fitted with engineered timber flooring, comfort cooling, LED lighting, rear roof terrace, fitted kitchen, 2 WCs and a shower. There are floor boxes and a rear meeting room area.

This attractive mews building previously served as a spitfire factory and has been sensitively refurbished over years. The architecturally designed elements throughout are very sleek and distinctive.





# Specification

- Excellent Natural Light
- Comfort Cooling
- Data Cabling Installed (CAT 6)
- 2 x WCs (Internally Demised)
- Engineered Timber Flooring
- Entry Phone System
- Roof Terrace
- Fitted Kitchen (Complete with Microwave, Dishwasher & Fridge)
- Shower

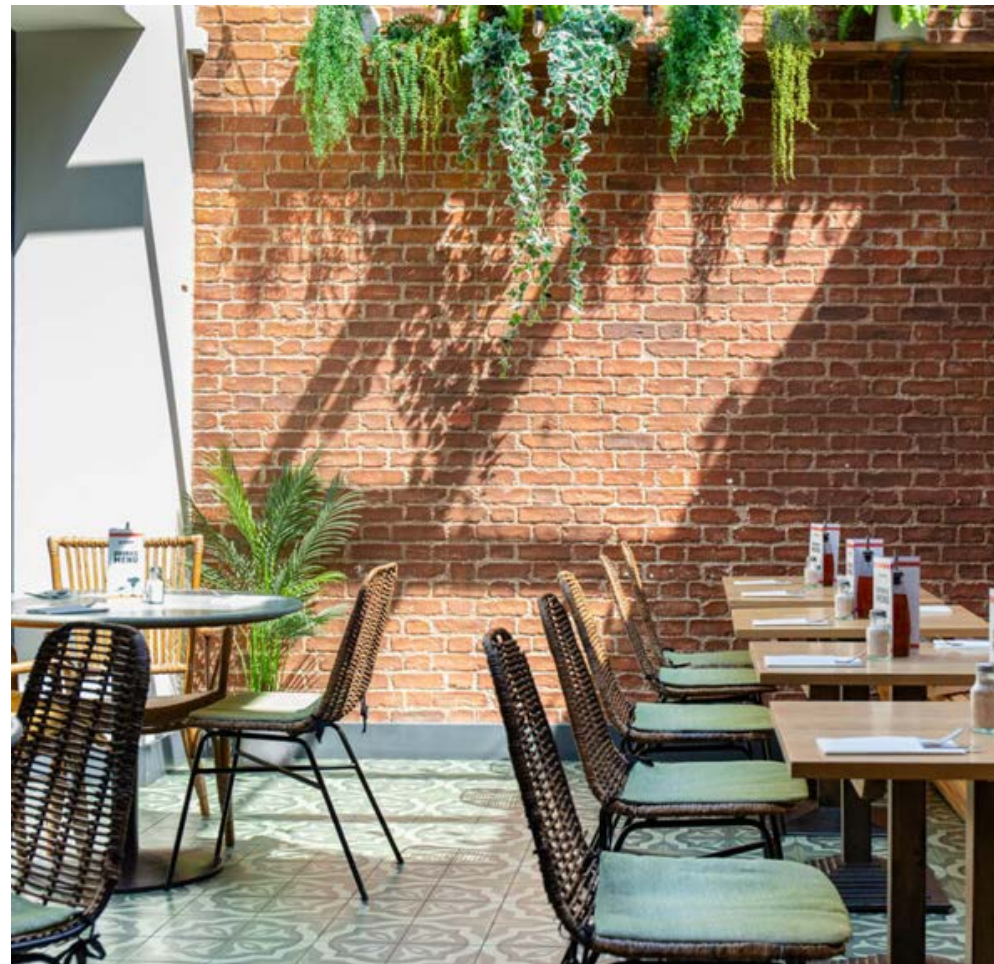




## Location



Camden Market



Purezza



The Abbey Tavern



Hawley Wharf

## Location

The property is situated on Rochester Place 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 excellent with Camden Town Underground Station (Northern line) and Camden Road British Rail being close by. The property is also close to Kings Cross Station which provides access to Europe and the West End.

61-63 ROCHESTER PLACE

RIB



## Accommodation

Net Internal Area

Second Floor 104.9 SQM/ 1,130 SQFT

Floor	2nd Floor
Total Size (sq.ft.)	1,130
Quoting Rent (p.a.) excl.	£45,000
Service Charge	TBC
Estimated Rates Payable (p.a.)	£12,531
<b>Estimated Occupancy Cost excl. (p.a.)</b>	<b>£57,531</b>

Please note this is a new development and not yet rated. This is guided rate taken from the 1st floor and should not be relied upon as such.

In regard to business rates and service charge please be aware that these are approximate figures and should not be relied upon as such. All interested parties are advised to make their own enquires.



## 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

Available on request.

## VAT

The building is registered for VAT.

## FLOOR PLANS

Available on request.

### Anti-Money Laundering Regulations

In line with the regulatory Anti-Money Laundering requirements tenants and any beneficial owners with more than 25% vested interest will be asked to provide ID documents and Proof of Address. Further to this evidence of proof/source of funds, showing how the transaction is going to be funded may be required.

### 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 2024



ROBERT IRVING BURNS

## CONTACT US

Ben Kushner  
020 7927 0637  
Ben.k@rib.co.uk

Thomas D'arcy  
020 7927 0648  
Thomas@rib.co.uk

Michael Georgiou  
020 7927 0743  
Michael.g@rib.co.uk

[WWW.RIB.CO.UK](http://WWW.RIB.CO.UK)