

THE ROCHESTER

Camden



LDG



The Rochester







DESCRIPTION

The Rochester offers 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 with ease of access. The first floor office benefits from good proportions and being fitted with 2 meeting rooms as well as a phone booth and fitted kitchen.

HIGHLIGHTS

- Best In Class Offices In Camden
- Modern Building with Impressive Entrance
- Private Underground Parking
- Fitted With Meeting Rooms
- Tranquil Communal Landscaped Garden
- Bike Storage
- Passenger Lift
- Air-Conditioning
- Demised Kitchens
- Excellent Ceiling Height
- Communal Shower Facilities
- Phone Booth (First Floor)
- Potential For Dedicated Private Entrances (Ground Floor Units)
- Communal BBQ
- Car Parking In Secure Underground Basement with EV Charging Points

CONNECTIVITY

Fibre is already installed in each demise.

LEASE

New lease(s) are available.

USE

Class E - Suitable for offices, medical and educational uses.

VIEWINGS

We believe a property is best seen in person - contact us for a viewing, so we can walk you through how great this space is.

WHEN CAN YOU MOVE IN?

Immediately, subject to contract.

VAT

The building is elected for VAT.

DDA COMPLIANCE

If you have any questions about disabled access suitability, please do reach out to us.

PHOTOGRAPHY

Our marketing includes virtual furnishing to help visualise a fitted and occupied second floor office. This is for indicative purposes only.

COMMUTE

Camden Road - 2 mins

Camden Town - 9 mins

Kentish Town West - 11 mins

Kentish Town - 12 mins

PARKING

Car parking is available in the secure underground basement with EV charging Points

FOODIE HOTSPOTS

- Casa Tua - De Gusto

- Camden Market - Albion's

LIQUID LUNCH

- Old Eagle Pub - Bucks Head

- The Hawley Arms - Tapping The Admiral

A STRETCH AWAY

- Pure Gym Camden - F45 Camden

- RUMBLE Primrose - Yoga Base

FURTHER INFORMATION

EPC & other reports are available upon request.



Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st	2,400	£105,000 /annum	£47,775 /annum	£18,000 /annum	£14,231.25	£170,775	Available
Ground - Suite 1	3,650	-	On Application	On Application	-	-	Coming Soon
Ground - Suite 2	2,700	-	On Application	On Application	-	-	Coming Soon
Total	8,750				£14,231.25	£170,775	

Ready to talk?



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- STATUS**
- Preliminary/Info.
 - Contract
 - Construction
 - Approval
 - As-Built
 - Building Control

DRAWING APPROVAL

Client Sign	
Print name	
Fiducia name	
Date	
Spec Ref	

REVISION DETAIL

REV	DETAIL	BY	DATE

CLIENT
 Rochester Mews

PROJECT DETAIL
 26-28 Rochester Place
 London, NW1 9JR
DRAWING TITLE
 PROPOSED FIRST FLOOR
 GA LAYOUTS

DATE	DRW BY
06.08.2020	BL
SCALE	CHK BY
1:100@A3	SR
PROJECT REF	REV
0230	F

DRAWING No
0230 - 002 PR GA

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1 FIRST FLOOR PROPOSED LAYOUT
 Scale: 1:100

