

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.

VAT

The building is elected for VAT.

ON-SITE COFFEE SHOP

There is an on-site Coffee shop for use by all tenants which also provides the opportunity for informal meeting areas.

LDG WOVEN

This space can now be offered as a fully managed solution including but not limited to Fibre internet, management of utilities, IT services, online management portal and much more. Please contact us to discuss your bespoke solution.

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

PHOTOGRAPHY

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

POSTCODE

NW1 9JB

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Schedule of Accommodation

Demise	sq ft	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Ground - Suite 1	3,650	£175,000 /annum	£84,084 /annum	£27,375 /annum	£23,871.58	£286,459	Let
Ground - Suite 2	2,700	£115,000 /annum	£54,000 /annum	£20,250 /annum	£15,770.83	£189,250	Available
1st - Suite 4	4,500	£195,000 /annum	£90,000 /annum	£33,750 /annum	£26,562.50	£318,750	Available
1st - Suite 5	2,400	£105,000 /annum	£47,775 /annum	£18,000 /annum	£14,231.25	£170,775	Available
Total	13,250				£80,436.16	£965,234	

Ready to talk?



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