

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

## USE

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

## 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.

## ADDITIONAL PROVISIONS

Including but not limited to planting/landscaping, fruit & milk, fridge stocking, waste collection, air fresheners, ongoing IT servicing, concierge, fit out, furniture, handyman & decorating, kitchen supplies, zip tap, rates consultancy and payment and ESG consultancy.

## 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



Schedule of Accommodation

Demise	Size	Rent	Total month	Total year	Availability
Ground - Suite 2	36 Desks	£7,188 /desk	£21,564	£258,768	Available
1st - Suite 4	62 Desks	£6,605 /desk	£34,125.83	£409,510	Available
1st - Suite 5	34 Desks	£6,828 /desk	£19,346	£232,152	Available
<b>Total</b>			<b>£75,035.83</b>	<b>£900,430</b>	



Ready to talk?



**HARRY  
ISAACS**

DD: 020 7291 0993  
M: 07756 873 842  
E: [harry.i@ldg.co.uk](mailto:harry.i@ldg.co.uk)



**HARRISON  
EAGLES**

DD: 0207 290 0599  
M: 07940 930 930  
E: [harrison@ldg.co.uk](mailto:harrison@ldg.co.uk)



**DANIEL  
CASTLE**

DD: 0207 290 0590  
M: 07502 224 861  
E: [daniel@ldg.co.uk](mailto:daniel@ldg.co.uk)

LDG | [www.ldg.co.uk](http://www.ldg.co.uk)  
53 Great Titchfield Street  
London, W1W 7PJ

The Rochester

