

# THE ROCHESTER

Camden



2,400 - 8,750 SQ FT.



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	£49,525 /annum	£18,000 /annum	£14,377.08	£172,525	Available
Ground - Suite 1	3,650	-	On Application	On Application	-	-	Coming Soon
Ground - Suite 2	2,700	-	On Application	On Application	-	-	Coming Soon
<b>Total</b>	<b>8,750</b>				<b>£14,377.08</b>	<b>£172,525</b>	



**HARRISON  
EAGLES**

DD: 0207 290 0599  
M: 07940 930 930  
E: harrison@ldg.co.uk



**DANIEL  
CASTLE**

DD: 0207 290 0590  
M: 07502 224 861  
E: daniel@ldg.co.uk



**HARRY  
ISAACS**

DD: 0207 291 0993  
M: 07756 873 842  
E: harry.i@ldg.co.uk



**PAUL  
STONE**

DD: 0207 482 1203  
M: 07973 845 462  
E: paul.stone@christo.co.uk

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

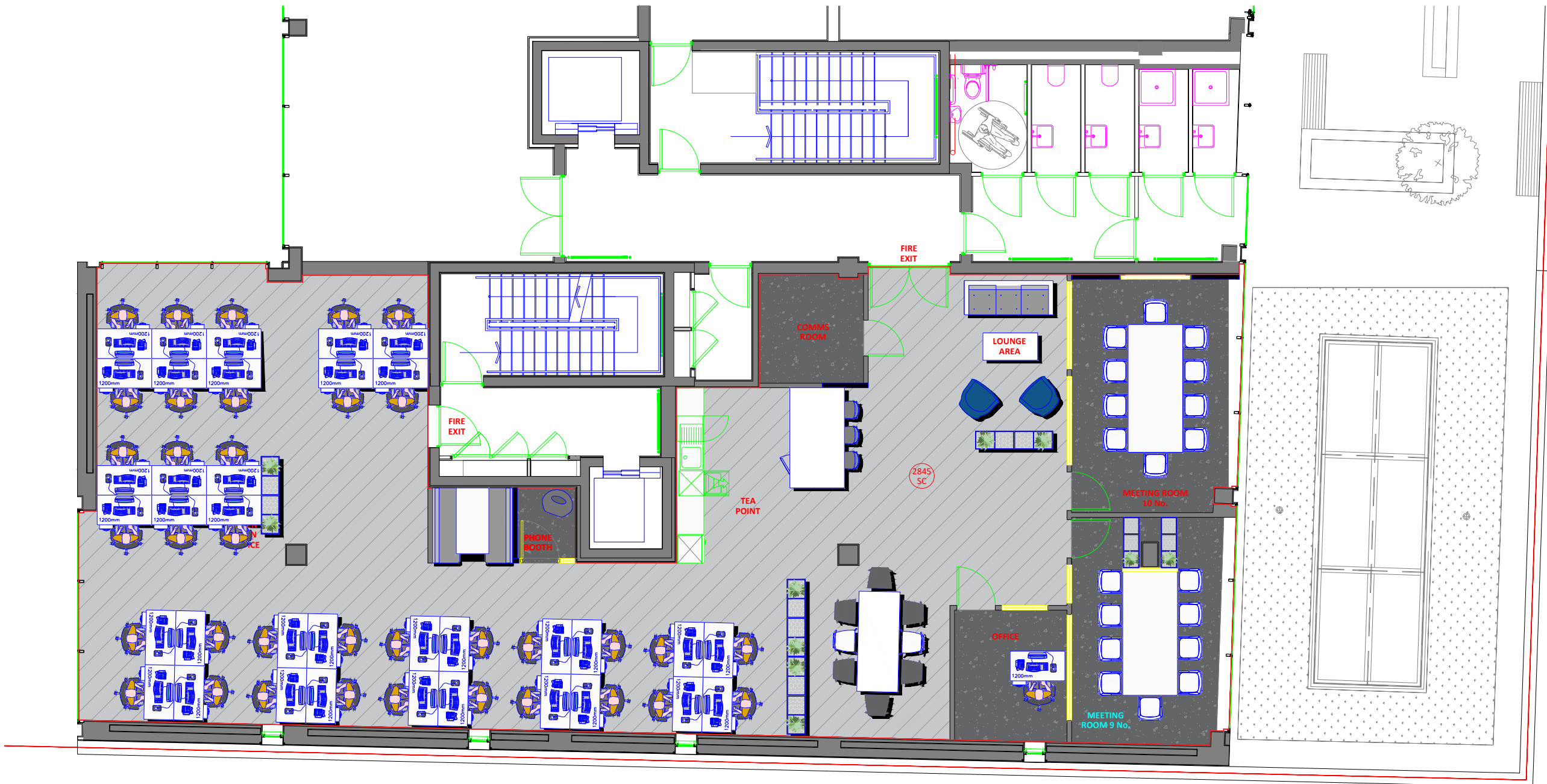
**PROJECT DETAIL**  
 26-28 Rochester Place  
 London, NW1 9JR  
**DRAWING TITLE**  
 PROPOSED FIRST FLOOR  
 GA LAYOUTS

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**

Fiducia Interiors Ltd  
 28 Bolton Street  
 LONDON  
 W1J 8BP

TEL : 020 7751 9966  
 WEB : www.fiduciainteriors.com



**1 FIRST FLOOR PROPOSED LAYOUT**  
 Scale: 1:100

