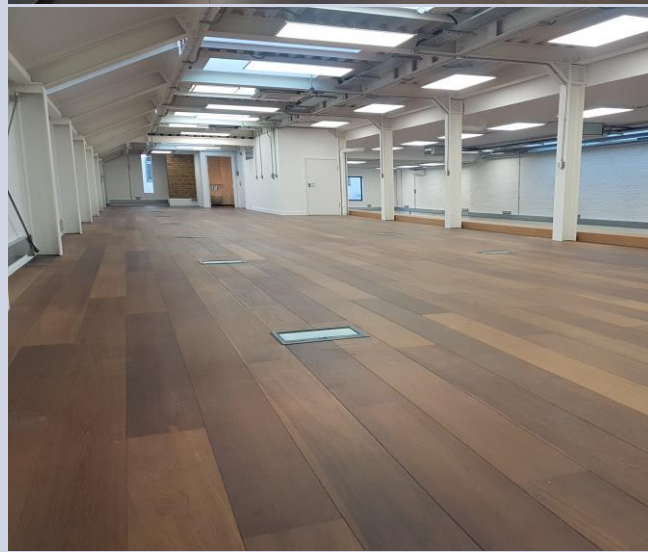


TO LET

OFFICE (B1) PREMISES SUITABLE FOR TECHNOLOGY AND MEDIA COMPANIES
61-63 ROCHESTER PLACE, LONDON, NW1 9JU



1ST Floor - 2,750 SQ. FT. (255.48 SQ. M.)

LOCATION (GOOGLE MAPS [LINK](#))

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.

rib.co.uk

23-24 Margaret Street, London, W1W 8LF
T 020 7637 0821

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.

DESCRIPTION

The First Floor provides open plan accommodation with excellent natural light from two elevations as well as substantial sky lighting, wooden flooring, air conditioning, LED lighting, male and female WC's and tea point.

This attractive mews office offers an excellent opportunity for a creative company to occupy a truly unique space in a highly popular and desired location.

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.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

Available upon request.

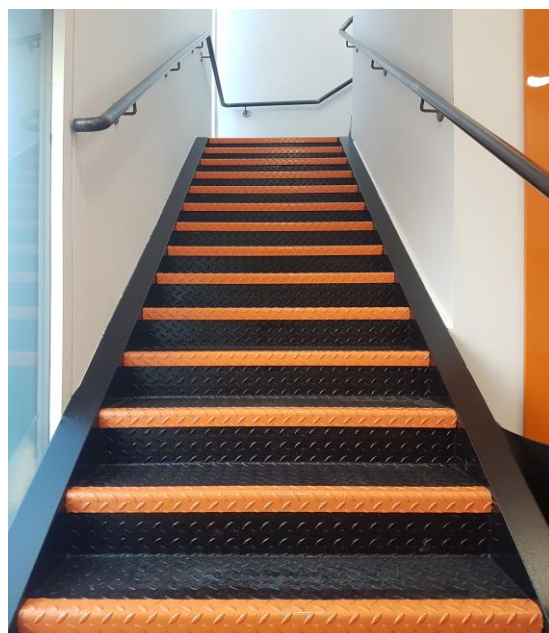
FINANCIALS

Area	Camden
Size (sq. ft.)	2,750
Quoting Rent (p.a.) excl.	£ 123,750
Estimated Rates Payable (p.a.)	£ 50,719
Service Charge (p.a.)	TBC
Estimated Occupancy Cost (p. a.)	TBC

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

AMENITIES

- Excellent Natural Light
- Air Conditioning
- WC'S (both demised and communal)
- Wood Flooring
- Entry Phone
- Tea Point



VIEWINGS:

Strictly through Robert Irving Burns.



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