



AVAILABLE TO LET

FUSION HOUSE, ROCHESTER MEWS

Rochester Mews, London, NW1

Grade A Camden Office to Let

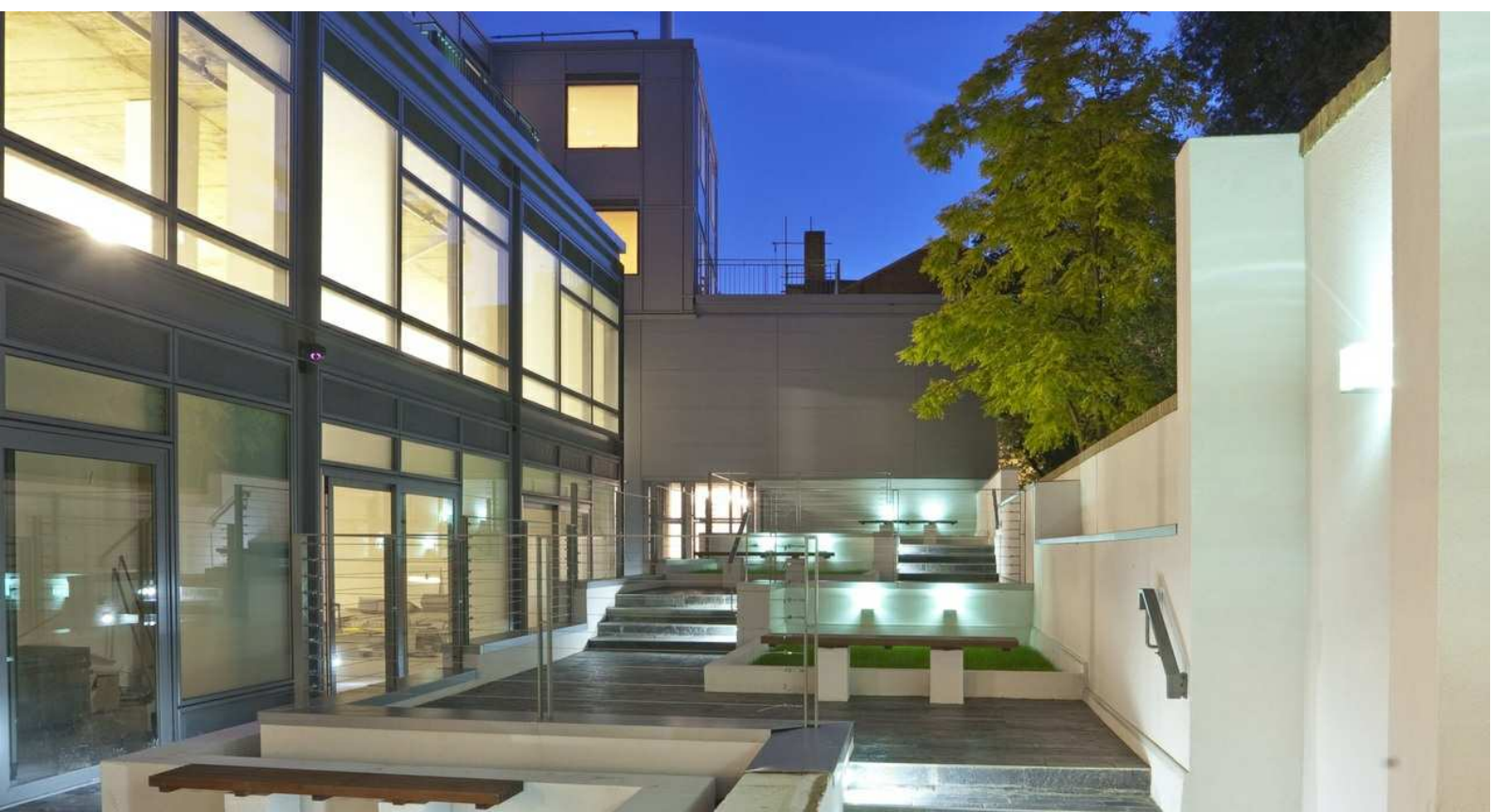
A high standard 1st floor office set within a modern office building within Camden. the property benefits from excellent natural light and parking for up to 5 cars.

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. The other occupiers within the building include fashion, media and film companies.

Rent	P.O.A
Building type	Office
Available from	01/07/2016
Size	4,500 Sq ft

Marketed by: Robert Irving Burns

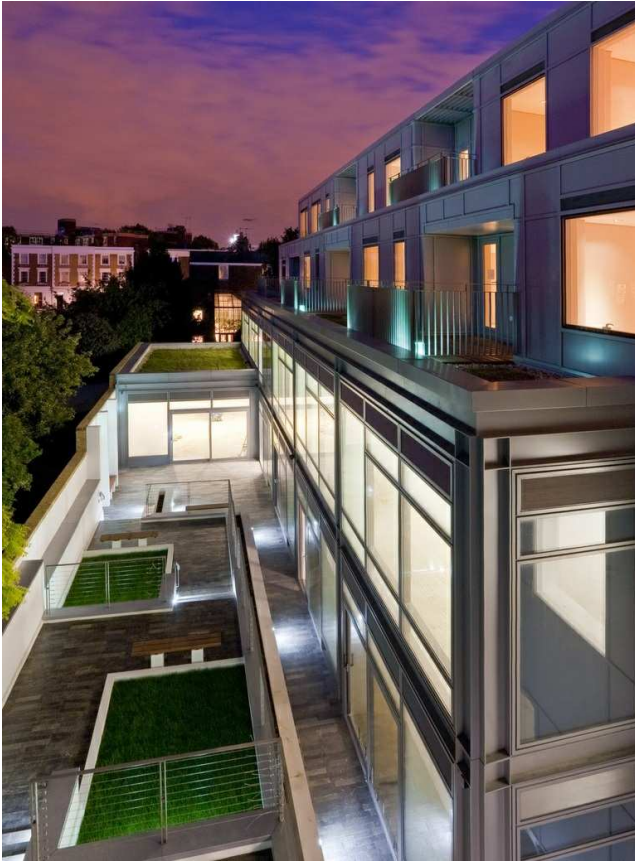
For more information please visit:
<https://realla.co/fusion-house-rochester-mews-5-rochester-mews>



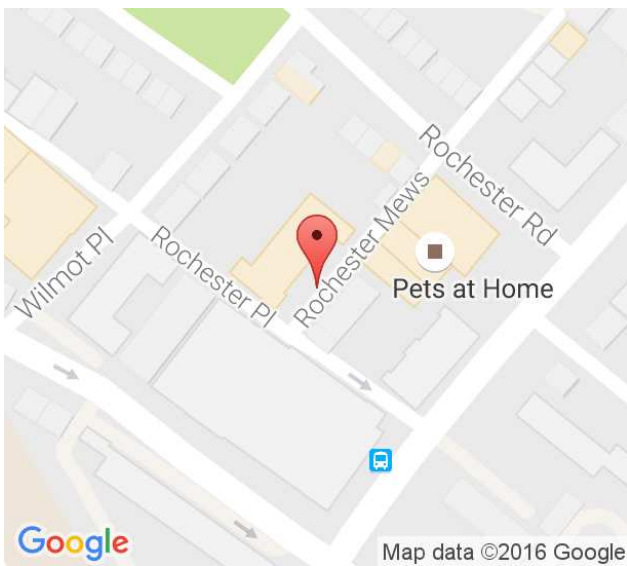
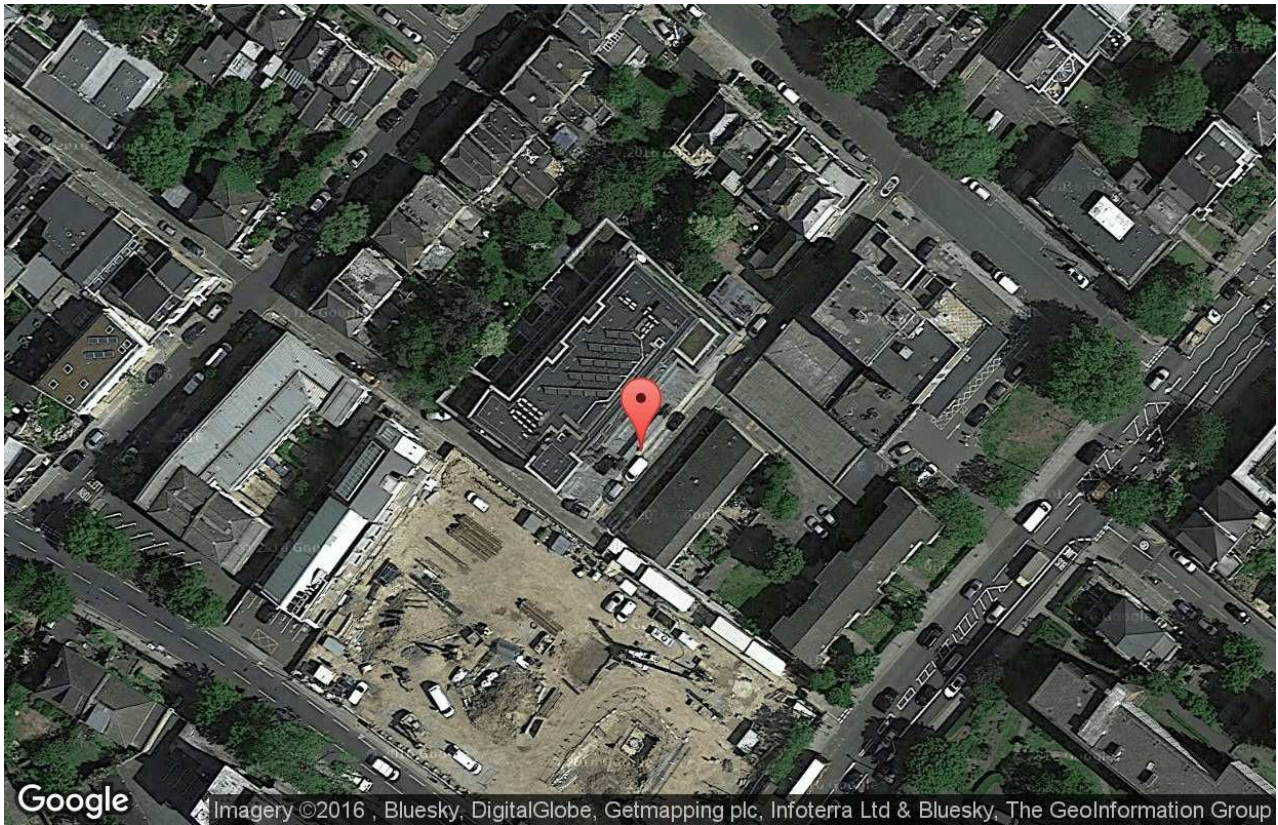
Set within a busy Camden location

Good travel links within close proximity

Modern office building



Fusion House, Rochester Mews, 5 Rochester Mews, London, NW1



Data provided by Google

Floors & availability

Unit	Sq ft	Sq m
1st	4,500	418.06

Location overview

The property is situated on the corner of Rochester Place and Rochester Mews close to its junction of Camden Road, St Pancras Way and Kentish Town Road.

Transport

Walking distance to Chalk Farm, Kentish Town and Camden Town Underground Station.

Airports

10 miles from London City Airport; 19 miles from London Heathrow

National rail

The property is also close to Kings Cross stations which provide access to Europe and the West End, therefore benefiting from being outside the congestion charge zone. 4 miles from London Charing Cross; 4.9 miles from London Victoria; 1.6 miles from London Euston.

Tube

Transport facilities are good with Camden Town underground station (Northern line) and Camden Road British Rail stations being very close by. 10 minute walk from Kentish Town Station, Camden Town Station and Chalk Farm Station.

Amenities

There are local cafes and restaurants

Technical spec.

Underground Parking for up to 5 cars
 Fully Fitted Kitchenette
 CCTV Security System
 Fully DDA Compliant
 Audio Entry System
 Male & Female WC's
 Fully Fitted Shower Rooms
 Raised Accessed Floors
 LG7 Compliant Lighting
 Fully Carpeted
 Excellent Natural Light
 Full Height Double Glazing
 Passenger Lift
 Disabled Parking and Toilets
 Landscaped Front & Rear Gardens

Estimated rates

£12.00 PSF

Estimated service charge

£5.00 PSF

Viewings



Strictly by appointment through Owners' Agents

Legal costs	Each party to be responsible for their own legal costs.
Planning class	B1
Lease summary	A new lease is to be granted outside the Landlord and Tenant Act
EPC	Available on request

Notes:



020 7637 0821
elliott@rib.co.uk

Robert Irving Burns  Dimitri Melaisi 020 7927 0624 dimitri@rib.co.uk	Robert Irving Burns  JG 020 927 0624 jaimie@rib.co.uk	Metrus Saul Zulman & Joshua 02070792500/0207079397 saul.zulman@metrus.co.uk	Christo & Co Paul Stone 020 7482 1203 paul.stone@christo.co.uk
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