



**A FANTASTIC CREATIVE STUDIO OR WAREHOUSE STYLE
OFFICE WITH MIN 3M CEILING HEIGHT 6 MINS TO LONDON
UNDERGROUND OR OVERGROUND**

72 Rochester Place

NW1 9JX

Office

FOR SALE

1,400 sq ft

(130.06 sq m)

- Air Conditioning, Concrete floors, Toilets, Kitchen, Security shutters, High ceilings, Great natural light, High Capacity Fibre,

72 Rochester Place, London, NW1 9JX

Description

Arranged on just the ground floor, this character warehouse building offers bright open plan creative studio space with ceiling heights of 4.5m to the apex and 3m to the underside of the beams. The accommodation is mainly open plan although a meeting area has been created by a 3/4 height wall. There is a dedicated area for toilets, kitchen & a shower. There are extensive roof light as well as windows front & back making it ideal for creative users. As with many of the buildings in the street, the outside is discreet while offering great accommodation internally.

Location

The property is located in a mews behind Kentish Town Road but just moments from everything. It can be approached from St Pancras Way via Reeds Place, one of those long forgotten charming streets or from Kentish Town Road. It is 6 minutes walk to Kentish Town which affords connections to the Underground (Northern Line) and Thameslink which serves between Harpenden/Luton & Orpington and on to Brighton. Camden Road is 6 minutes South and gives access East West on the Overground network between Stratford & Richmond. The area is well represented with everything your company & staff needs in terms of Banks, Post Office, cafes, bars, restaurants & supermarkets etc.

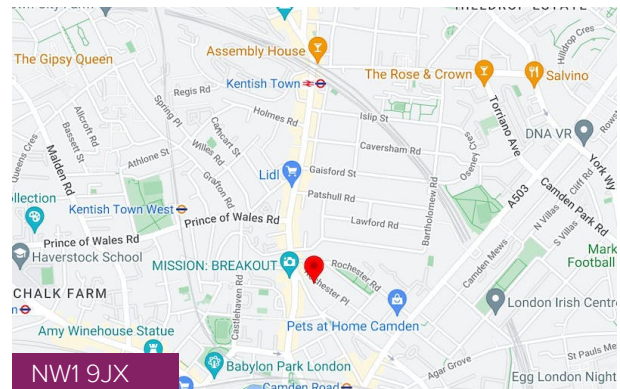
Accommodation

The accommodation comprises a creative ground floor studio / warehouse style office space with high ceilings. The freehold includes the 999 year leases of the 2 adjoining properties

Name	sq ft	sq m	Availability
Ground	1,400	130.06	Available
Total	1,400	130.06	

Viewings

Through Sole Agents Bruce Commercial
Neil Sint 07850 444 697



Summary

Available Size	1,400 sq ft
Price	Offers in the region of £1,100,000
Rates Payable	£15.86 per sq ft Based on the 2023 Valuation
Rateable Value	£44,500
Service Charge	£1 per sq ft
VAT	Not applicable. VAT IS NOT PAYABLE ON THE SALE PRICE
EPC Rating	D

Viewing & Further Information

Neil Sint

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Commercial Estate Agents