

**frixos kyriacou**

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**From:** James Demos <james@breezeholdings.co.uk>  
**Sent:** 05 August 2024 12:58  
**To:** frixos kyriacou  
**Subject:** FW: Rochester Mews

Regards

**James Demos**

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**From:** Robin Lester <robin@frameworks.space>  
**Date:** Tuesday, 30 July 2024 at 09:32  
**To:** James Demos <james@breezeholdings.co.uk>  
**Subject:** Rochester Mews

Dear James

Thank you for the opportunity to work with Frameworks on the vacant office space at Rochester Mews.

Having considered the building unfortunately we have decided to pass on this opportunity at this time.

Number of factors have led us to discount the building.

Firstly the location of the building is off pitch and away from the core office buildings, and F&B offerings which make central Camden a more desirable location.

Since the pandemic, the Camden office market has struggled to recapture office tenants. Within the Central London sub markets, the office take up and void sits close to the worst performing, with only Hammersmith and Shoreditch currently worse. With recovery in other sub markets, I fear that Camden is now generally less desirable in the "new world of offices"

Within the flexible office market there is a fair amount of competition in the Camden area and location is paramount. Labs are the largest operator in the area and are central to transport and local amenities.

Whilst Rochester Mews presents very well, the proximity to the station and the fact the area is largely residential has an impact upon securing an occupier.

Thank you again for thinking of Frameworks and I wish you success for the future.

Very best

Robin

**Robin Lester BSc (Hons) MRICS**  
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Head of Acquisitions

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