

Est. 1955

Tarn & Tarn

**REGENT STUDIOS,
8 ANDREWS ROAD,
LONDON FIELDS,
LONDON
E8 4QN**

**INDUSTRIAL-STYLE
WORKSPACES/STUDIO
UNITS IN THE HEART
OF LONDON FIELDS**



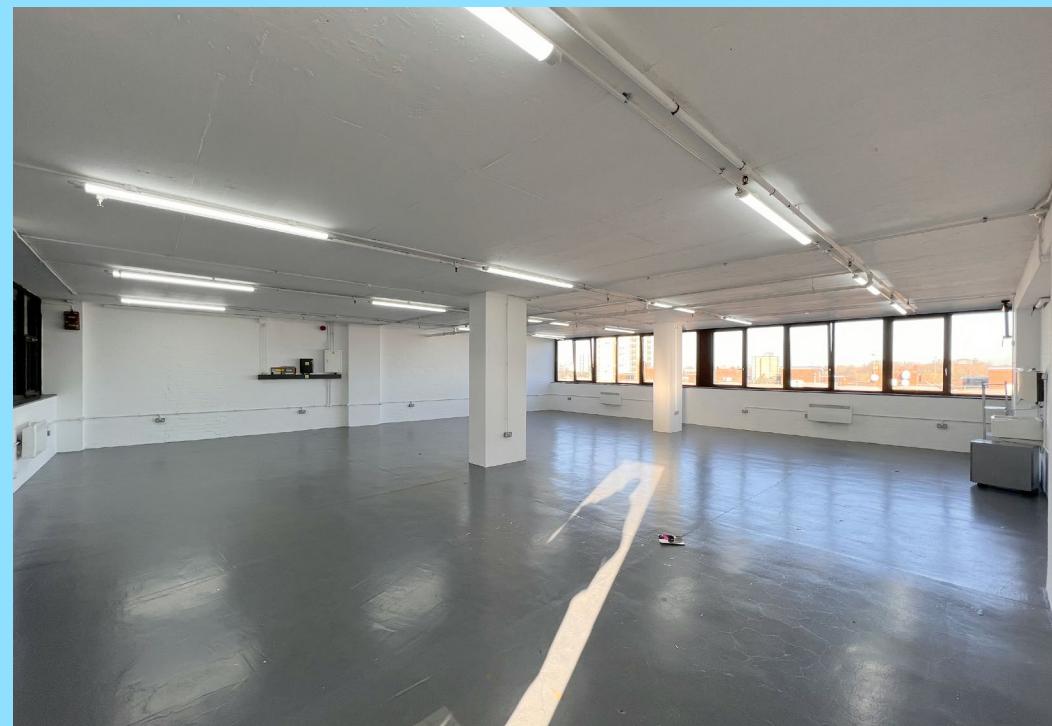
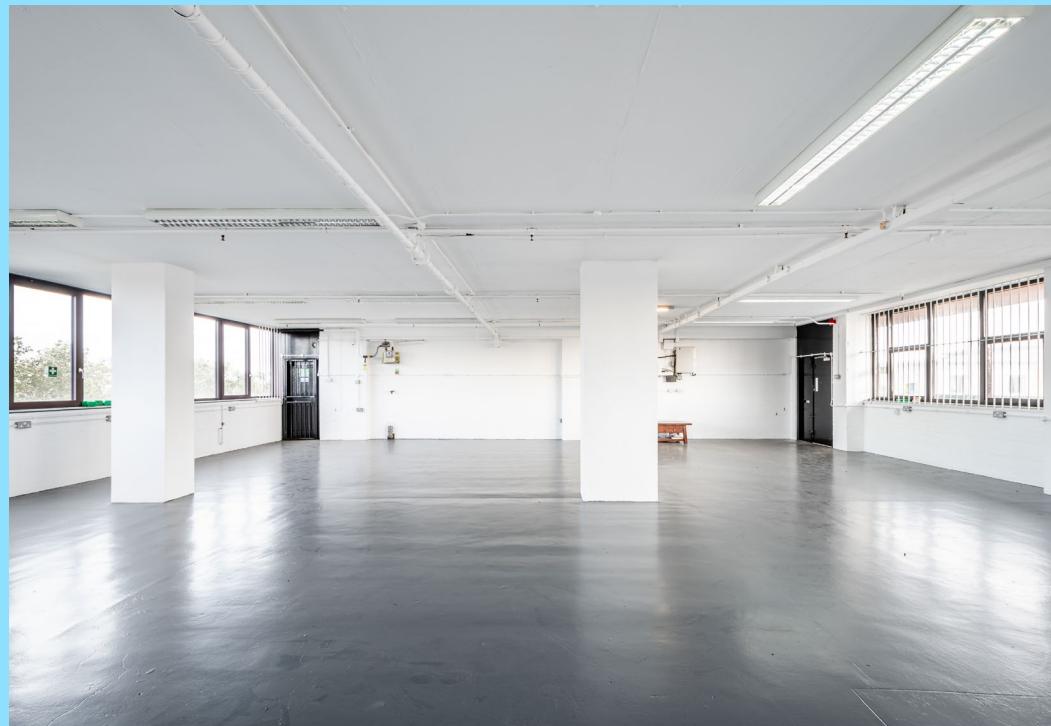
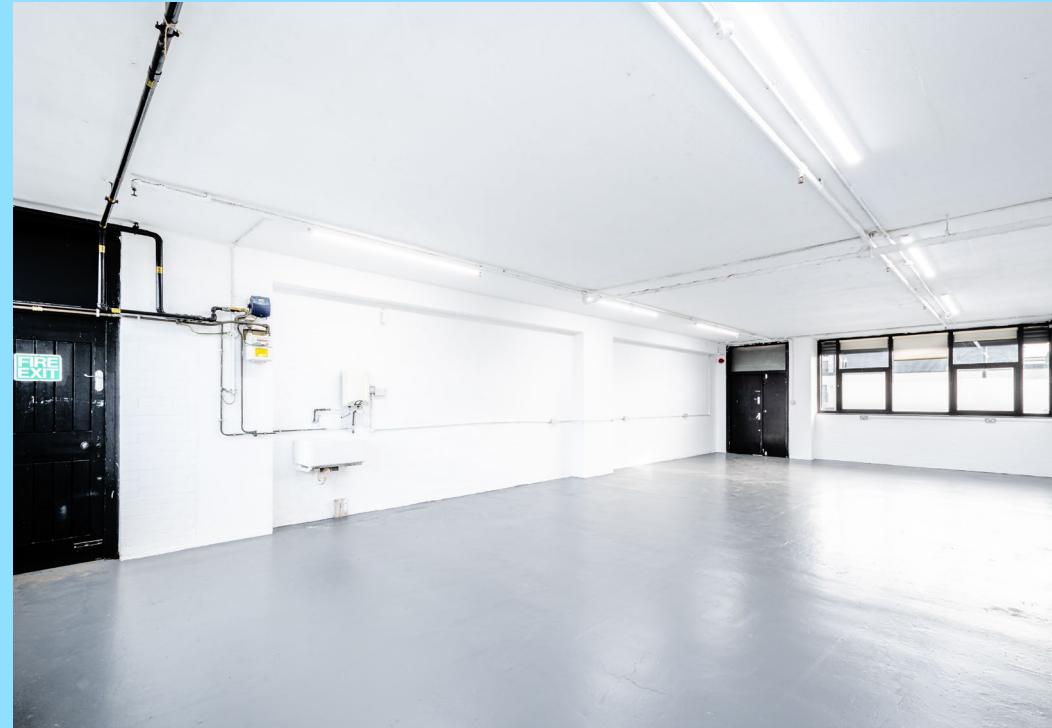
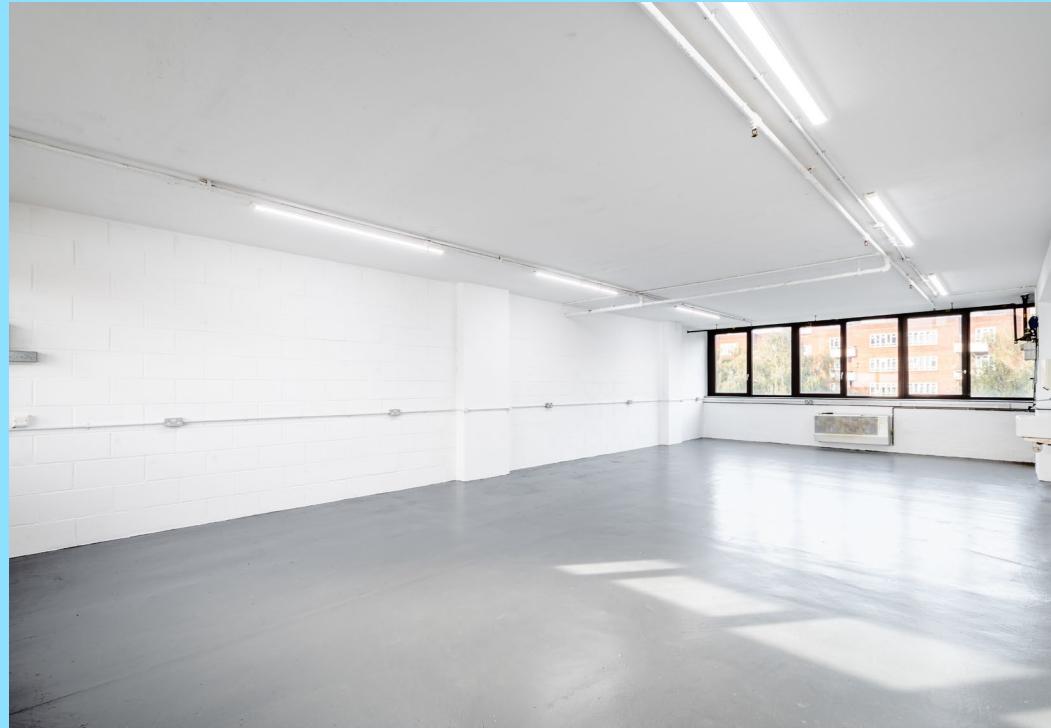
DESCRIPTION

Regent Studios is a light industrial style building with units situated from ground floor through to the 7th floor. It offers a range of amenities including goods lifts and passenger lifts, security gates, an on-site building manager and numerous loading areas. The units provide 'blank canvas' space suitable for various users, including artists and designers through to traditional office space and light industrial businesses

AMENITIES

- Security Gates
- Goods Lift
- Passenger Lift
- Communal WCs
- Onsite Building Manager
- Loading Areas





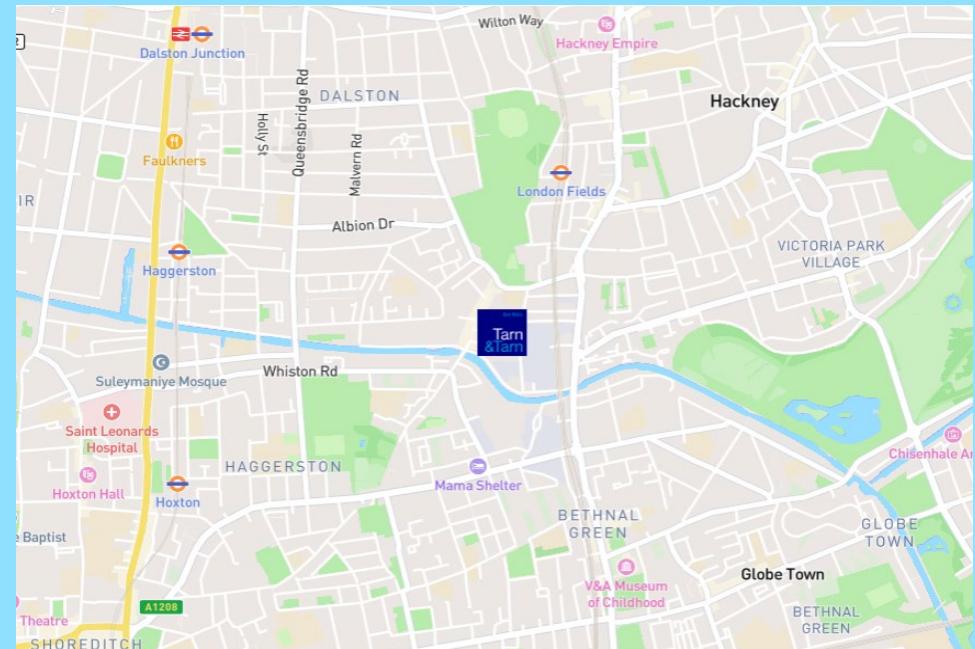
LOCATION THE AREA

The site is located on the junction of Broadway Market and Andrews Road, on the banks of the historic Grand Union Canal. The area is prominently located, with easy access to the city and is well-served by local shopping and restaurant facilities. Bethnal Green and Cambridge Heath stations are a short walk away, and numerous bus routes serve the area.



TRANSPORT

- 🚇 Cambridge Heath (8-minute walk) – Overground Line
- 🚇 London Fields (11-minute walk) – Overground Line
- 🚇 Haggerston (18-minute walk) – Overground Line



ACCOMMODATION

UNITS	FT ²	RENT (£ PA)	SERVICE CHARGE (£PA)	BUSINESS RATES (£ PA)	BUILDING INSURANCE	TOTAL YEAR
1 ST FLOOR – UNIT 15	838	£24,302	£2,653	£16,500	£672 per annum	£44,127
GROUND – UNIT 3B	380	£13,300	£1,203.28	EXEMPT	£310.12 per annum	£14,813.40
5 TH FLOOR – UNIT 56	1,910	£45,840	£6,048.08	£21,332.25	£1,800 per annum (Approx.)	£75,020.33
6 TH FLOOR – UNIT 64A	838	£24,302	£2,653.56	£8,233.5	£646.86 per annum	£35,835.92
7 TH FLOOR – UNIT 76	1,910	£49,660	£6,048.08	£21,831.25	£1,800 per annum (Approx.)	£79,339.33

TERMS

A New FRI Lease to be contracted outside the Landlord and Security 1954

AML,ABC&FINANCIAL CRIME REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.

LOCAL AUTHORITY

London Borough of Hackney

VAT

VAT Applicable on Rent, Rent Deposit, Service Charge and Building Insurance



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VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.