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

838 – 1,910 SQFT

Est. 1955
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DESCRIPTION

Regent Studios is a distinctive multi-storey light industrial and creative workspace building, offering a range of flexible units from the ground floor through to the 7th floor. The building provides practical amenities including passenger and goods lifts, secure gated access, an on-site building manager and dedicated loading areas. The units are offered as flexible, open-plan "blank canvas" spaces, providing a versatile environment for a variety of occupiers, including creative businesses, artists, designers, makers, studios, offices and other light industrial uses. The building's established creative occupier community and industrial character make it a unique workspace destination within East London.



AMENITIES

- Close Proximity to Broadway Market
- Passenger & Goods Lift
- Characterful industrial-style building
- Secure gated access
- On-site building manager
- Dedicated loading facilities
- Flexible open-plan layouts
- Excellent transport connections
- Shared WC Facilities









LOCATION

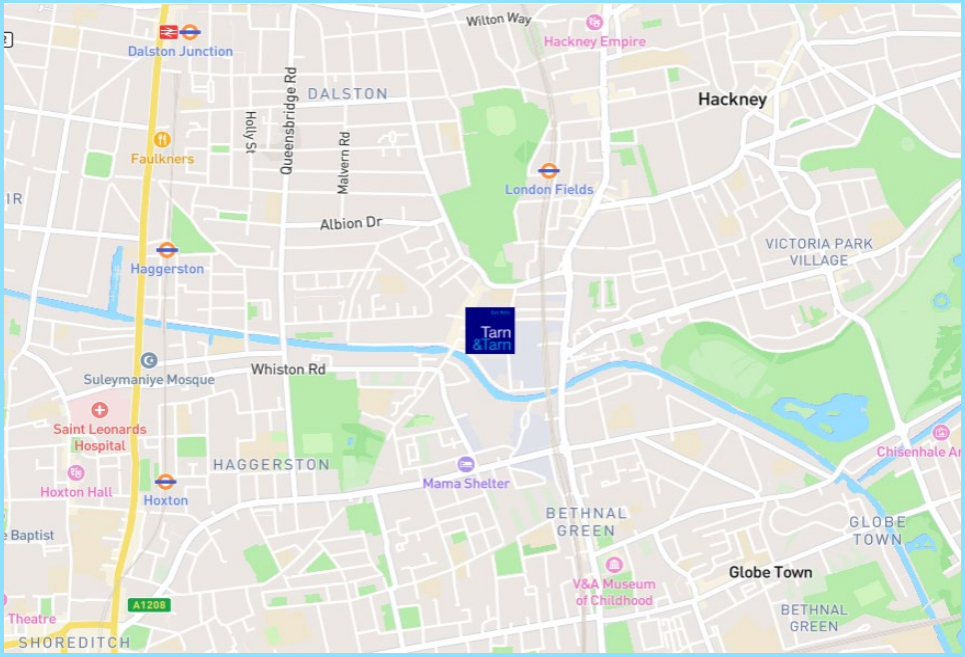
THE AREA

Regent Studios is positioned on Andrews Road, immediately adjacent to Broadway Market and close to the Grand Union Canal. The property is situated within the popular London Fields/Broadway Market area, surrounded by an established mix of independent cafés, restaurants, shops, creative businesses and leisure amenities. The location benefits from excellent connectivity, with Cambridge Heath Station approximately 0.3 miles away, London Fields Station approximately 0.4 miles away and Bethnal Green Underground Station approximately 0.6 miles away. A wide range of local bus services also operate nearby, providing convenient access across East and Central London.



TRANSPORT

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



ACCOMMODATION

LEVEL / UNIT NUMBER	FT²	RENT (£ PA)	SERVICE CHARGE (£PA)	BUSINESS RATES (£ PA)	BUILDING INSURANCE (£ PA)	TOTAL YEAR	AVAILABILITY
1ST FLOOR – UNIT 14A	838	£22,626	£2,653.56	£8,424	£662.53	**£34,366.09**	**AVAILABLE**
4TH FLOOR – UNIT 45	1,510	£39,360	£4,781.52	£14,364	£1,210	**£59,715.52**	**AVAILABLE**
5TH FLOOR – UNIT 56	1,910	£45,840	£6,048.08	£18,468	£1,800	**£72,156.08**	**AVAILABLE**
6TH FLOOR - UNIT 66	1,910	£47,750	£6,048.08	£18,144	£1,554.32	**£73,496.40**	**AVAILABLE**
7TH FLOOR – UNIT 76	1,910	£49,660	£6,048.08	£18,900	£1,800	**£79,339.33**	**AVAILABLE**

TERMS

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

A.M.L 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.



BUSINESS RATES

The rates given are a guide and interested parties should make their own enquiries with the local authority.

UTILITIES

Gas, electricity, water and internet are excluded. Occupiers should make their own enquiries regarding costs.



VAT

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

LOCAL AUTHORITY

London Borough of Hackney

Tarn
&Tarn

Est. 1955

Tarn &Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.