

Est. 1955

# Tarn &Tarn

**NORTHSIDE STUDIOS -  
UNIT 1.06  
16-29 ANDREWS ROAD  
LONDON  
E8 4QF**

**STYLISH CANAL-SIDE  
OFFICE SPACE NEAR  
BROADWAY MARKET**

**550 SQFT**



# DESCRIPTION

This bright and contemporary office unit offers a flexible open-plan layout, ideal for a range of business uses. The space features high ceilings with an exposed concrete finish, modern LED lighting, and a central column that adds character. A glazed partitioned meeting room provides privacy without compromising natural light, while large windows enhance the overall sense of space.

The unit also benefits from a kitchenette, perimeter power points, and a clean, modern finish throughout. Positioned within a striking canal-side development in Dalston, London, it offers an attractive working environment with strong local amenities and excellent transport links, making it ideal for creative and professional occupiers.

# SUMMARY

- Open plan
- Self contained
- Natural light
- Kitchenette
- Shower
- Ceiling height 3.6m
- Lift
- Alarm
- Security shutters
- Meeting Room
- Walking distance to Broadway market and London Fields Park





# LOCATION

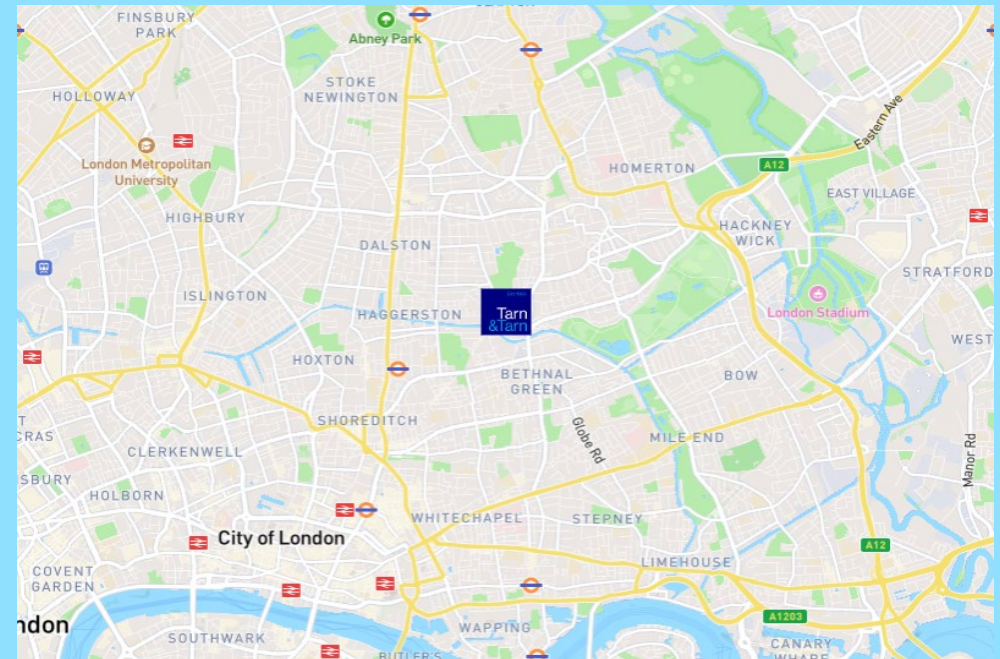
## THE AREA

Northside studios is located in the vibrant area of Dalston, known for its strong commercial activity and creative atmosphere. The area benefits from excellent transport links, with nearby overground stations offering fast connections across London. Surrounded by a mix of independent retailers, established brands, cafes and restaurants, it attracts high footfall throughout the day and evening. Dalston's growing business community and lively environment make it popular with a range of occupiers. Overall, this is a well-connected location with strong visibility, consistent passing trade, and excellent potential.



## TRANSPORT

-  London Fields (5-minute walk) – National Rail
-  Cambridge Heath (6-minute walk) – Overground Line
-  Hackney Central (15-minute walk) – Overground Line



## ACCOMMODATION

UNITS/FLOOR	SQ FT	RENT (£ PA)	SERVICE CHARGE	BUSINESS RATES	TOTAL YEAR	AVAILABILITY
Unit 1.06	550	£16,000	£1,500	Approx £8,160 pa	£24,160	AVAILABLE
<b>TOTAL</b>	<b>550</b>		Inc. Building insurance, Water and Waste collection			

## BUSINESS RATES

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

## TERMS

A New FRI Lease to be contracted outside of the security and provisions of the Landlord and Tenant Act 1954.

## BUILDING INSURANCE

Covered by service charge

## ANTI-MONEY LAUNDERING

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

Not Applicable



Est. 1955

Tarn  
&Tarn

## VIEWINGS

---

**TARN & TARN**  
53 COMMERCIAL STREET  
LONDON E1 6BD

**T** 020 7377 8989  
**E** [INFO@TARN-TARN.CO.UK](mailto:INFO@TARN-TARN.CO.UK)

## TEAM

---

**ARTHUR NOWICKI**  
T 07792 711461  
E [ARTHUR@TARN-TARN.CO.UK](mailto:ARTHUR@TARN-TARN.CO.UK)

**SHIVRAJ SAHNI**  
T 07802 467098  
E [SHIVRAJ@TARN-TARN.CO.UK](mailto:SHIVRAJ@TARN-TARN.CO.UK)

**LUKE MARIONI**  
T 077346 01111  
E [LUKE@TARN-TARN.CO.UK](mailto:LUKE@TARN-TARN.CO.UK)

**GASPER KOSCIK**  
T 07554 640000  
E [GASPER@TARN-TARN.CO.UK](mailto:GASPER@TARN-TARN.CO.UK)



**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**