

Est. 1955

Tarn
& Tarn

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

A detailed black and white line drawing of a busy street scene in London, featuring various landmarks and people. The scene includes a large building with a sign 'SHOREDITCH HIGH STREET', a 'Tarn & Tarn' sign, a 'WAREHOUSE WORKING' sign, a 'Café', and a 'BRICK LANE' sign. People are shown walking, shopping, and interacting. A large dog is in the foreground, and a small dog is on the left. The background shows a bridge and a church spire.

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.

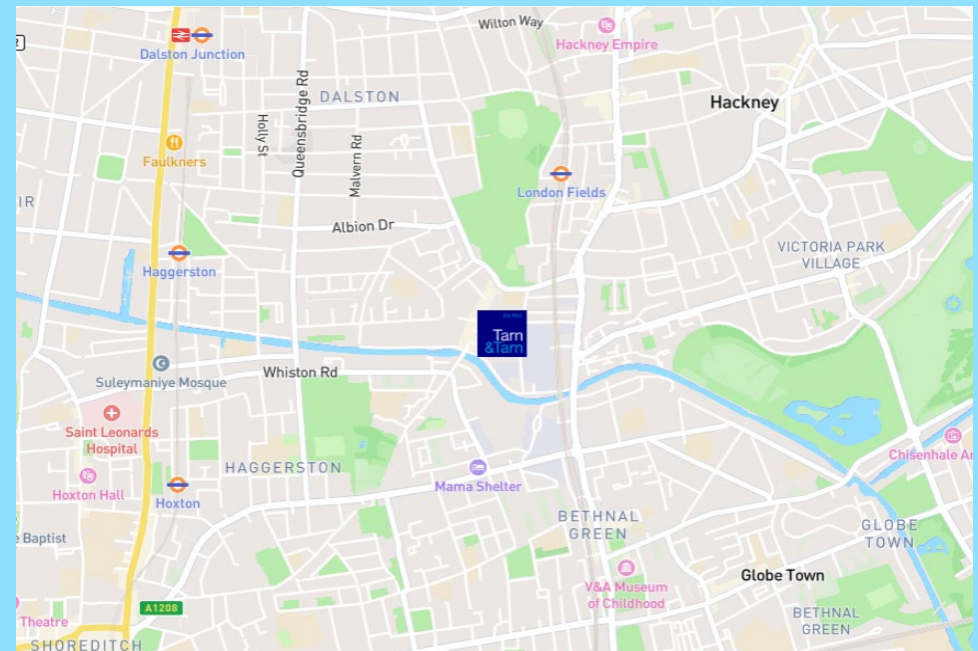


TRANSPORT

🚇 Cambridge Heath (8-minute walk) – **Overground Line**

🚇 London Fields (11-minute walk) – **Overground Line**

🚇 Haggerston (18-minute walk) – **Overground Line**



ACCOMMODATION

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

Est. 1955

Tarn
&Tarn

VIEWINGS

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THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.