



## Regent Studios

Unit 54, 8 Andrews Road, E8 4QN

### Office/Studio/Workshop

**838 sq ft**  
(77.85 sq m)

- Security Shutters
- Good Natural Light
- Ceiling Height: 2.75m
- Kitchenette
- Goods Lift
- Concrete Floor
- Communal WC's

# Regent Studios, Unit 54, 8 Andrews Road, London, E8 4QN

## Summary

<b>Available Size</b>	838 sq ft
<b>Rent</b>	£25,140 per annum PLUS VAT
<b>Rates Payable</b>	£6,383 per annum ENTITLED TO SMALL BUSINESS RELIEF
<b>Service Charge</b>	£2,615 per annum PLUS VAT
<b>EPC Rating</b>	Upon Enquiry

## Description

The available studio-office is located on the fifth floor of this multi-storey light industrial building. The unit would ideally suit a variety of users such as artists, designers or other creative businesses. The building benefits from good access, a goods lift and car parking, which is available via separate arrangement.

## Location

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.

## Accommodation

The accommodation comprises of the following

Name	Sq ft	Sq m
5th - Office/Studio/Workshop	838	77.85
<b>Total</b>	<b>838</b>	<b>77.85</b>

## Specification

Building Insurance - £531.68 PLUS VAT (The current year)

## Viewings

Strictly by appointment only.

## Terms

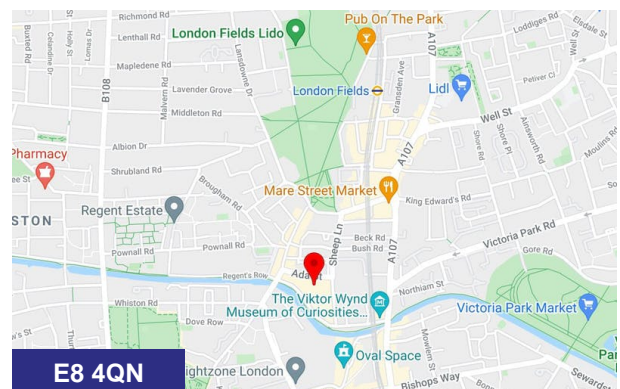
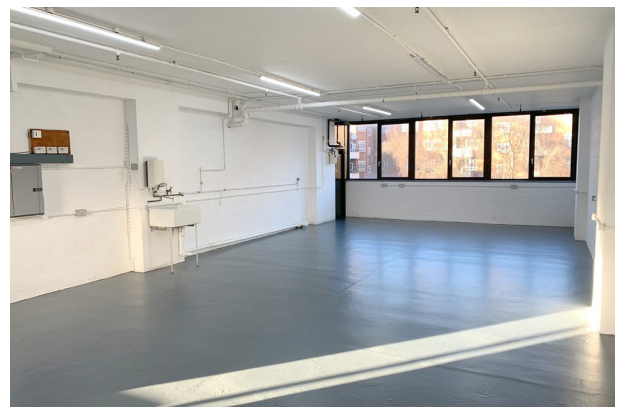
New FRI Lease for a term by arrangement, to be contracted outside the provisions of the Landlord & Tenant Act 1954

## Legal costs

Each party to bear their own legal costs

## VAT

Applicable



## Viewing & Further Information

**Arthur Nowicki**

0207 377 8989

arthur@tarn-tarn.co.uk

**Oliver Lazarus**

0207 377 8989

ollie@tarn-tarn.co.uk