



## Unit 64a Regent Studios, 8 Andrews Road

London Fields, London, E8 4QN

### Industrial Style Office/Studio

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

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

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## Summary

Available Size	838 sq ft
Rent	£29 per sq ft
Rates Payable	£8,233.50 per annum
Service Charge	£2,653.56 per annum + VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The available studio-office is located on the sixth 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
Unit - 64B	838	77.85
Total	838	77.85

## Viewings

Strictly By Appointment

## Terms

New FRI lease to be contracted outside the security and provisions of the Landlord and Tenant Act 1954

## Legal Costs

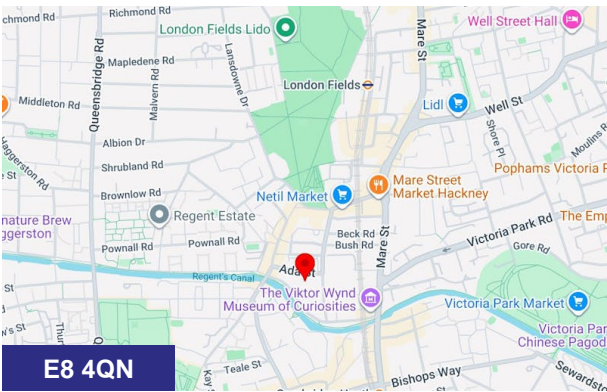
Each party to bear their own legal costs

## VAT

Applicable

## Building Insurance

£646.86 pa + VAT



## Viewing & Further Information

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