



Unit 35 Regent Studios, 8 Andrews Road

London Fields, London, E8 4QN

Industrial Style Office/Studio

838 sq ft
(77.85 sq m)

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

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Summary

Available Size	838 sq ft
Rent	£23,464 per annum + VAT
Rates Payable	£8,483 per annum
Rateable Value	£17,000
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 third 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 a 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 the following areas:

Name	sq ft	sq m
3rd	838	77.85

Viewings

Strictly by appointment only.

Terms

A new FRI lease to be contracted outside the Act 1954.

Building Insurance

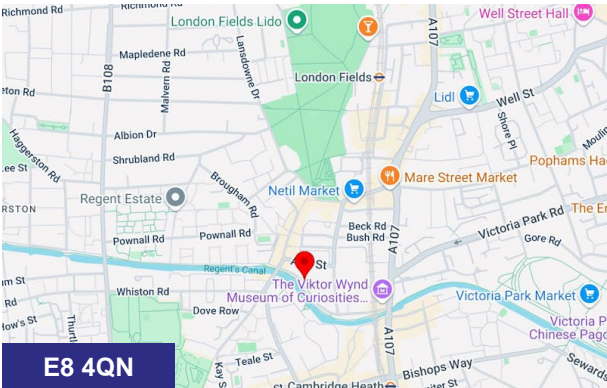
Current Cost: £668.26 plus VAT

VAT

Applicable

Legal Costs

Each party to bear their own legal costs.



Viewing & Further Information

Arthur Nowicki

0207 377 8989 | 07792711461
arthur@tarn-tarn.co.uk

Luke Marioni

0207 377 8989 | 07734601111
luke@tarn-tarn.co.uk

Gasper Koscik

0207 377 8989 | 07554640000
Gasper@tarn-tarn.co.uk