

## Unit 1.01

Northside Studios, 16-29 Andrews Road, Hackney, E8 4QF

### **Self-Contained Office/Studio To Let, situated next to the Regent's Canal in London Fields.**

**722 sq ft**  
(67.08 sq m)

- Situated beside Regent's Canal
- Open plan, Self-Contained
- Kitchenette and WC
- Excellent Natural Light
- New Lease
- Available from May 2026

# Unit 1.01, Northside Studios, 16-29 Andrews Road, Hackney, E8 4QF

## Summary

<b>Available Size</b>	722 sq ft
<b>Rent</b>	£25,270 per annum
<b>Rates Payable</b>	£10,044 per annum
<b>Rateable Value</b>	£23,250
<b>Service Charge</b>	£1,632 per annum
<b>VAT</b>	Applicable
<b>EPC Rating</b>	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Description

A very appealing, self-contained, first floor office/studio situated next to the Regent's Canal in a desirable location immediately beside the fashionable Broadway Market in the London Fields neighbourhood of Hackney.

Ideal for creative companies, the unit has a contemporary industrial feel with high ceilings of exposed concrete. The space is open plan and includes a built-in storage area, kitchenette and WC.

## Location

The area is undergoing widespread regeneration and is already home to a growing number of creative companies. A few minutes walk from Cambridge Heath Station and London Fields Station as well as being served by a number of bus routes around Hackney Road and Mare Street.

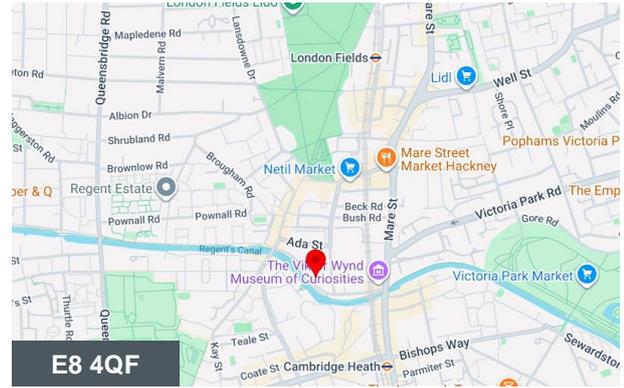
## Accommodation

The accommodation comprises the following areas:

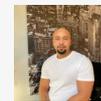
Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total year
1st	722	67.08	£25,270 /annum	£10,044 /annum	£1,632 /annum	£36,946
<b>Total</b>	<b>722</b>	<b>67.08</b>				<b>£36,946</b>

## Terms

5 year lease with a 2 year break clause



## Viewing & Further Information



### Kuba Medford

020 7613 4044 | 07912883110

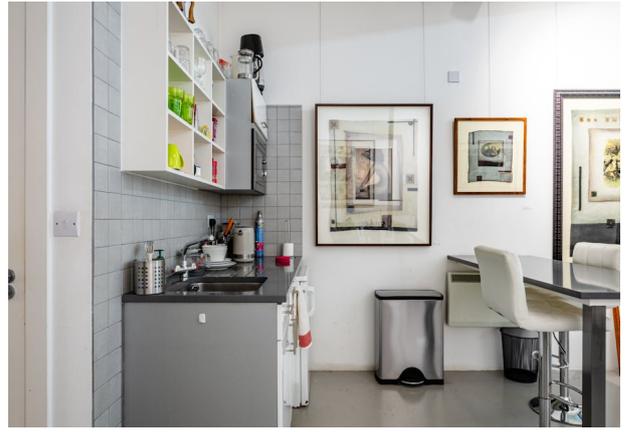
kuba@fyfemcdade.com

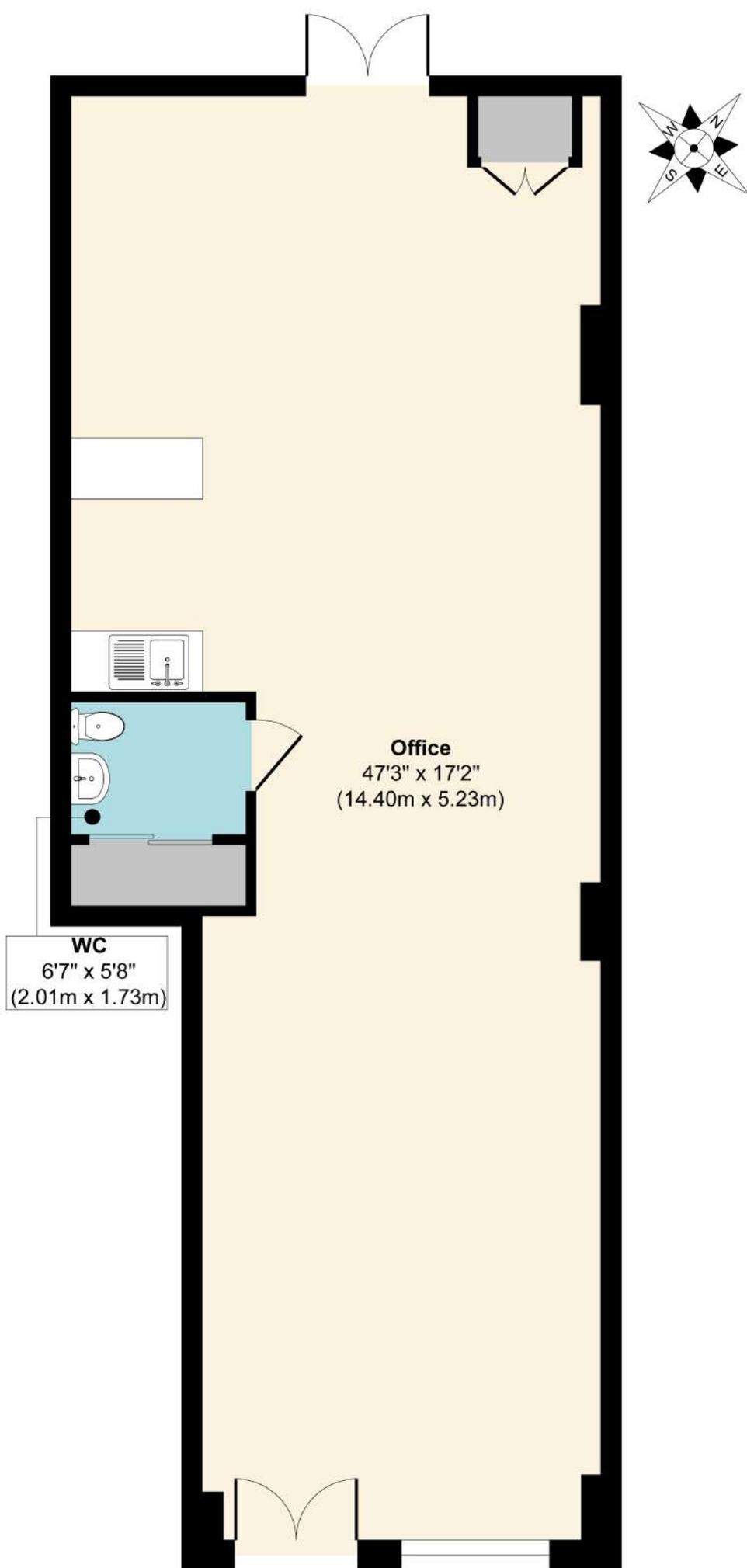


### George Sarantis

020 7613 4044 | 07311077 549

george@fyfemcdade.com





**First Floor**

**Approx. Gross Internal Floor Area 722 sq. ft / 67.07 sq. m**

Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation.

Produced by Elements Property