



Northside Studios - Unit 1.06, 16-29 Andrews Road

London Fields, London, E8 4QF

Stylish canal-side office space in close proximity to Broadway Market

550 sq ft
(51.10 sq m)

- Open plan
- Self contained
- Natural light
- Kitchenette, Shower and W/C
- Good Ceiling Height 3.6 m
- Walking Distance to Broadway Market and London Fields Park
- Lift
- Alarm
- Security Shutters

Northside Studios - Unit 1.06, 16-29 Andrews Road, London Fields, London, E8 4QF

Summary

Available Size	550 sq ft
Rent	£30 per sq ft
Rates Payable	£8,160 per annum
Rateable Value	£17,000
Service Charge	£1,500 per annum inc. Building insurance, water and waste collection
Car Parking	N/A
VAT	Not applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	C

Description

This bright and contemporary office unit offers a flexible open-plan layout, ideal for a range of business uses. The space features high ceilings with an exposed concrete finish, modern LED lighting, and a central column that adds character. A glazed partitioned meeting room provides privacy without compromising natural light, while large windows enhance the overall sense of space.

The unit also benefits from a kitchenette, perimeter power points, and a clean, modern finish throughout. Positioned within a striking canal-side development in Dalston, London, it offers an attractive working environment with strong local amenities and excellent transport links, making it ideal for creative and professional occupiers.

Location

Northside Studios is located in the vibrant area of Dalston, known for its strong commercial activity and creative atmosphere. The area benefits from excellent transport links, with nearby Overground stations offering fast connections across London. Surrounded by a mix of independent retailers, established brands, cafes and restaurants, it attracts high footfall throughout the day and evening. Dalston's growing business community and lively environment make it popular with a range of occupiers. Overall, this is a well-connected location with strong visibility, consistent passing trade, and excellent potential.

Accommodation

The accommodation comprises the following areas:

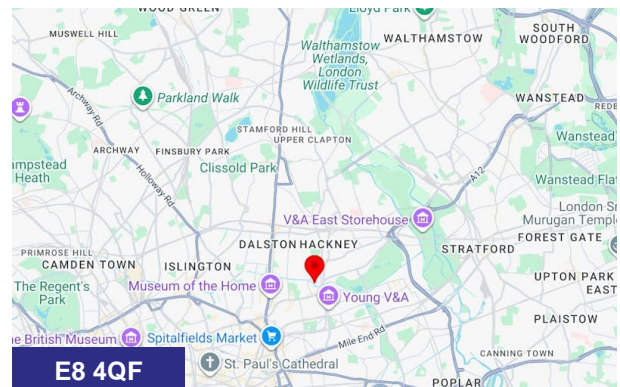
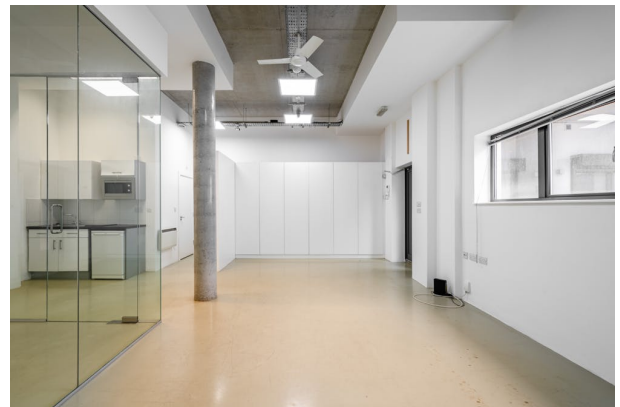
Name	sq ft	sq m	Availability
1st - Unit 1.06	550	51.10	Available
Total	550	51.10	

Viewings

By Appointment only

Terms

A new FRI Lease to be contracted Outside the Act 1954



Viewing & Further Information

Arthur Nowicki

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

Gasper Koscik

0207 377 8989 | 07802453663
gasper@tarn-tarn.co.uk

Luke Marioni

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