



Unit 3B Regent Studios, 8 Andrews Road

London Fields, London, E8 4QN

**Ground Floor Commercial
Unit in close proximity to
Broadway Market - Available
from February 2026**

380 sq ft
(35.30 sq m)

- Ground Floor
- Concrete Floor
- Goods Lift
- Communal WCs
- Security Shutter

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Summary

Available Size	380 sq ft
Rent	£13,300 per annum
Business Rates	EXEMPT
Service Charge	£1,203.28 per annum
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available accommodation comprises a single unit on the ground floor of this multi-storey light industrial building, with both units interconnected to form a larger space. The premises would suit a range of occupiers including artists, designers, creative businesses, or potentially a dark kitchen operation—subject to the necessary consents. The building benefits from good access, a goods lift, and car parking, available by 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	Rent	Rates Payable	Service charge	Total month	Total year	Availability
Unit - 3B	380	35.30	£13,300 /annum	n/a	£1,203.28 /annum	£1,208.61	£14,503.28	Available

Viewings

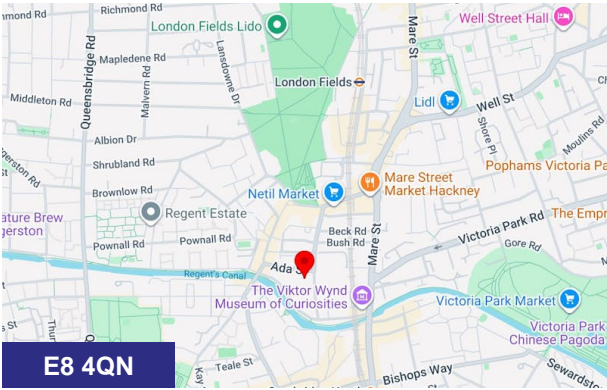
Strictly by appointment only

Terms

A new FRI Lease to be contracted Outside the LTA of 1954

Building Insurance

£310.12 plus VAT



Viewing & Further Information

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