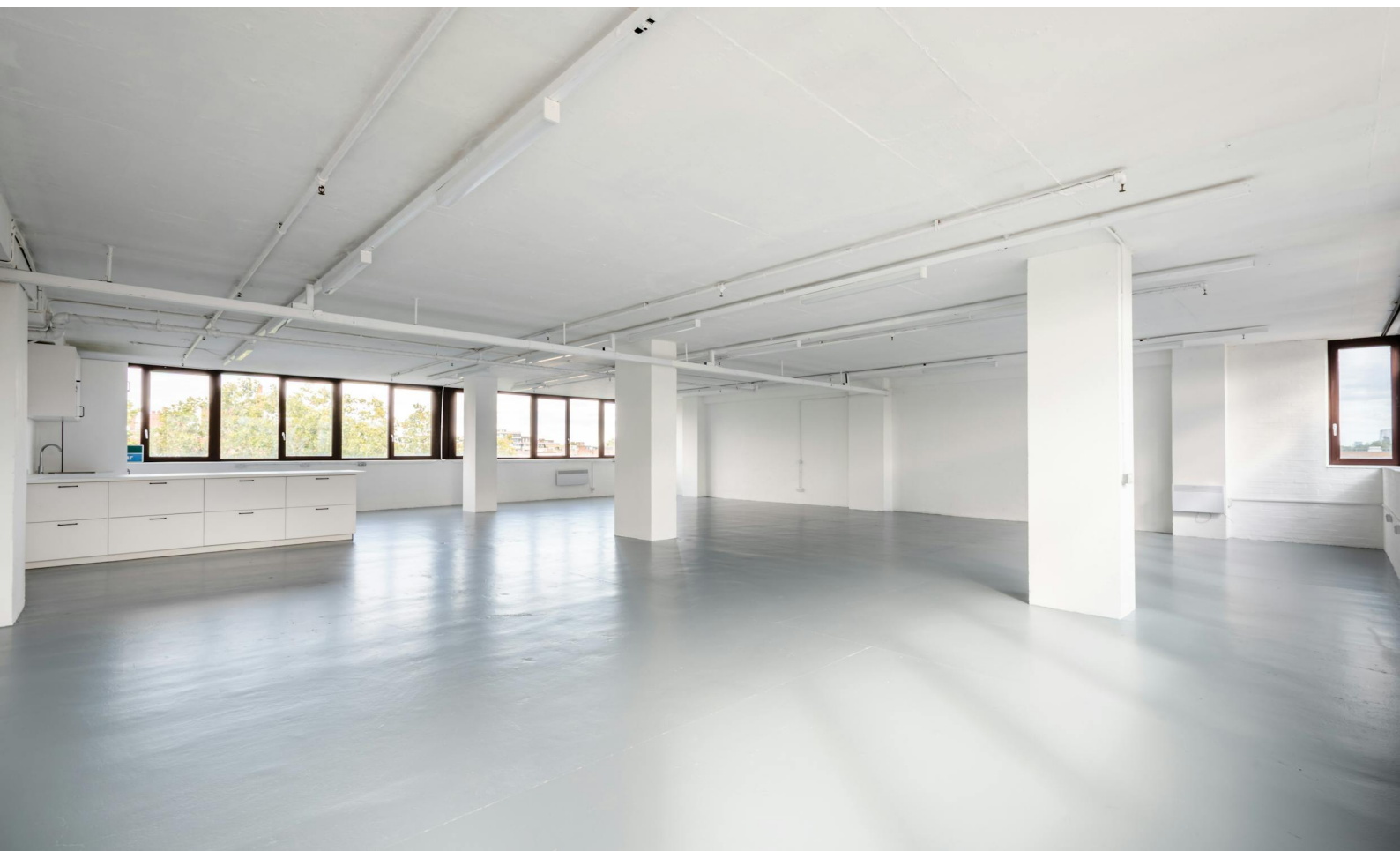




Regent Studios - 8 Andrews Road

London Fields, London, E8 4QN

Industrial-style Workspaces/studio Units in the Heart of London Fields

838 to 1,910 sq ft

(77.85 to 177.44 sq m)

- Security Gates
- Goods Lift
- Passenger Lift
- Communal WCs
- Onsite Building Manager
- Loading Areas

Regent Studios - 8 Andrews Road, London Fields, London, E8 4QN

Summary

Available Size	838 to 1,910 sq ft
Rent	£22,626 - £49,660 per annum
Business Rates	N/A
Service Charge	N/A
Car Parking	N/A
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	N/A
EPC Rating	Upon enquiry

Description

Regent Studios is a light industrial style building with units situated from ground floor through to the 7th floor. It offers a range of amenities including goods lifts and passenger lifts, security gates, an on-site building manager and numerous loading areas. The units provide 'blank canvas' space suitable for various users, including artists and designers through to traditional office space and light industrial businesses

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

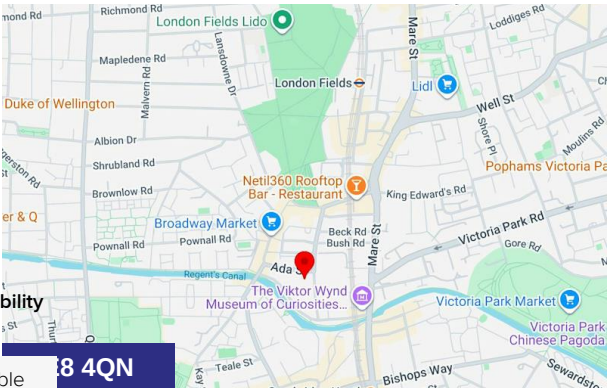
The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Rates Payable	Service charge	Total month	Total year	Availability
1st - Unit 14a	838	77.85	£22,626 /annum	£8,424 /annum	£2,653.56 /annum	£2,808.63	£33,703.56	Available
4th - Unit 45	1,510	140.28	£39,360 /annum	£14,364 /annum	£4,781.52 /annum	£4,875.46	£58,505.52	Available
5th - Unit 56	1,910	177.44	£45,840 /annum	On Application	On Application	£3,820	£45,840	Available
6th - Unit 66	1,910	177.44	£47,750 /annum	£18,144 /annum	£6,048.08 /annum	£5,995.17	£71,942.08	Available
7th - Unit 76	1,910	177.44	£49,660 /annum	On Application	On Application	£4,138.33	£49,660	Available

Viewings

Strictly by appointment only

Terms



Viewing & Further Information

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

A new FRI Lease to be contracted Outside the Act

Minimum lease length commitment: 2 years and over

Buisness Rtaes

The rates given are a guide and interested parties should make their own enquiries with the local authority.

VAT

Applicable