

Est. 1955

Tarn &Tarn

**REGENT STUDIOS,
8 ANDREWS ROAD,
LONDON FIELDS, E8
4QN**

**INDUSTRIAL-STYLE
WORKSPACES/STUDIO
UNITS IN THE HEART
OF LONDON FIELDS
838 SQFT – 1,910 SQFT
(77.85 - 177.44 SQM)**



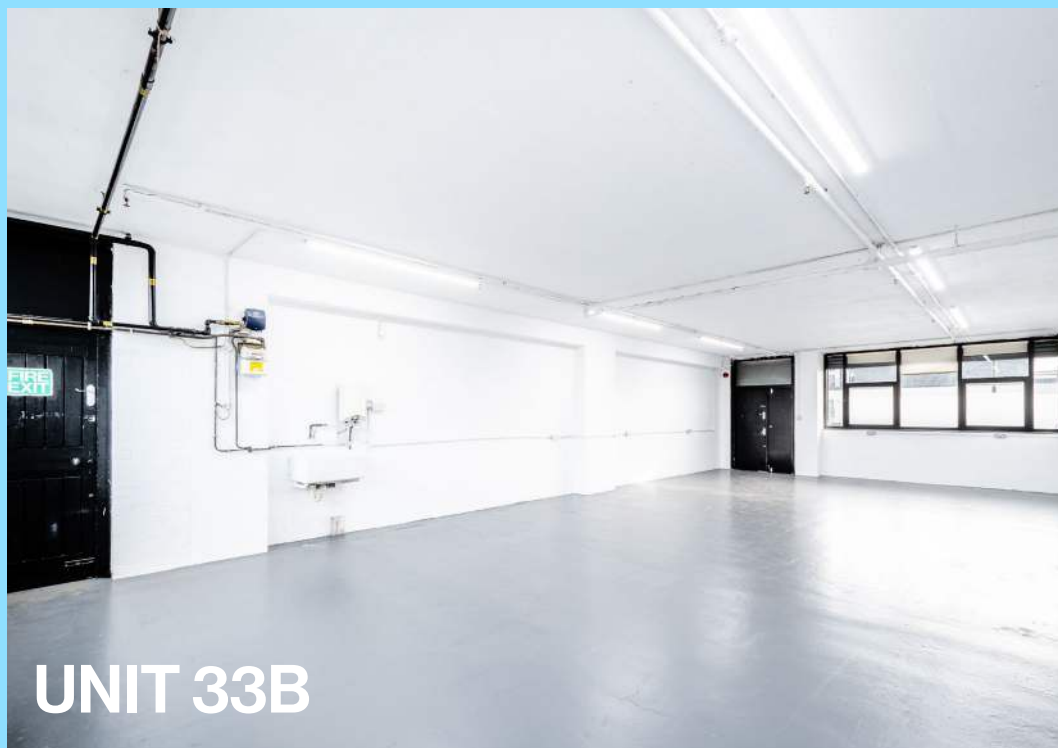
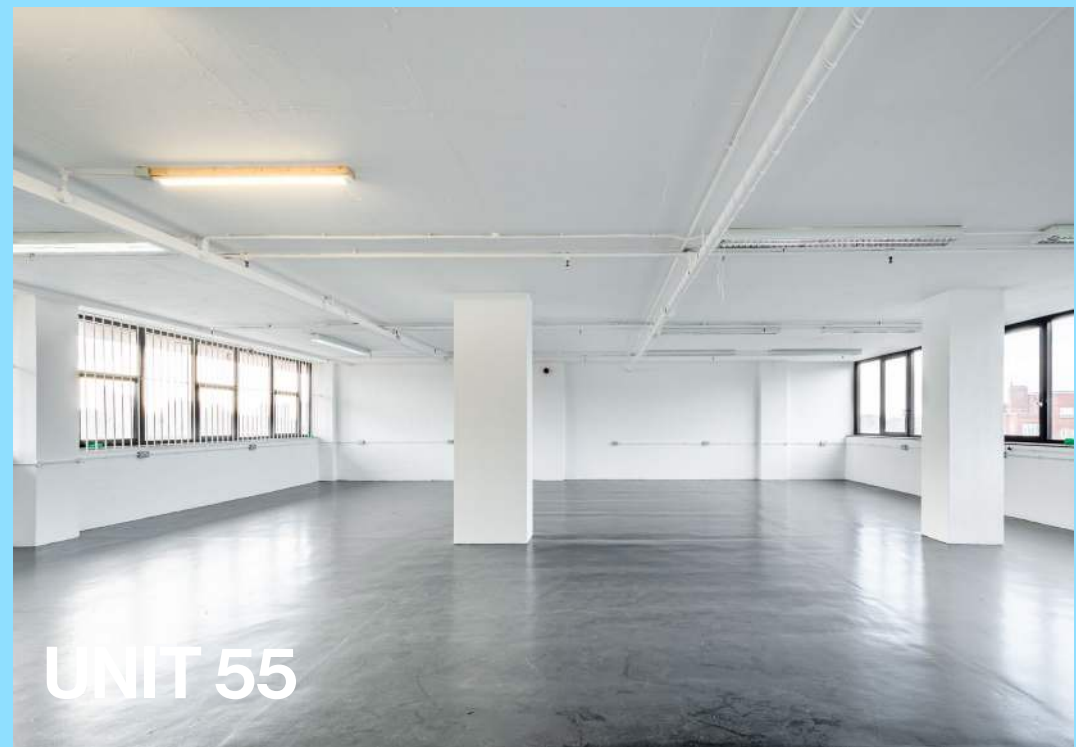
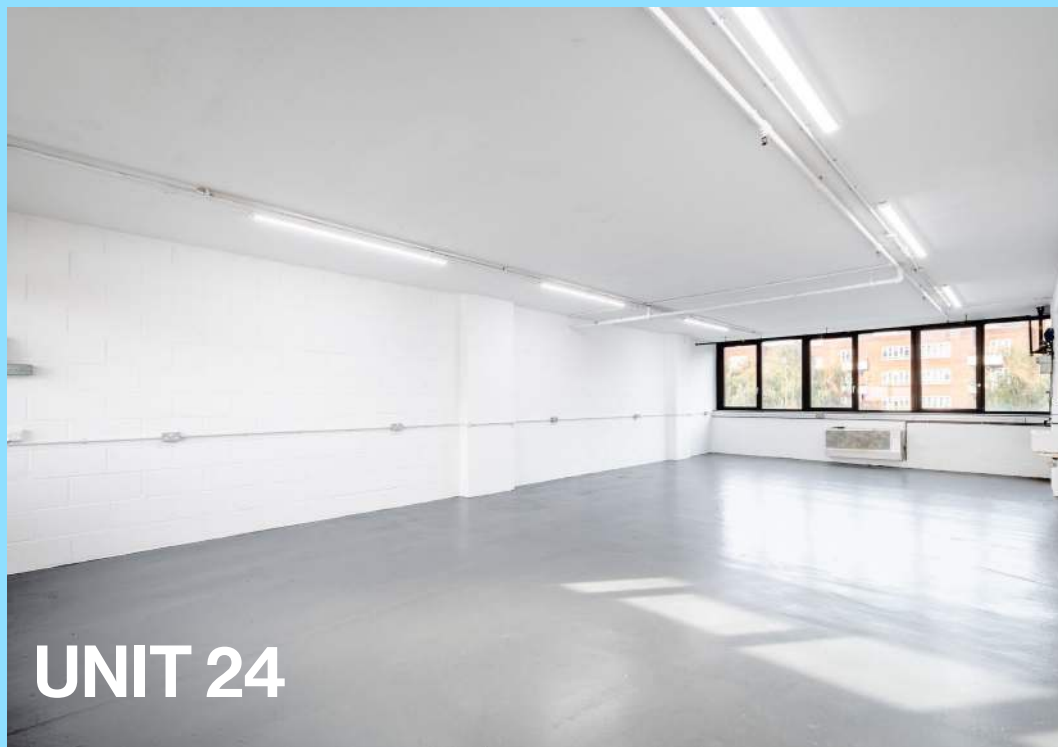
DESCRIPTION

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.

AMENITIES

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





LOCATION

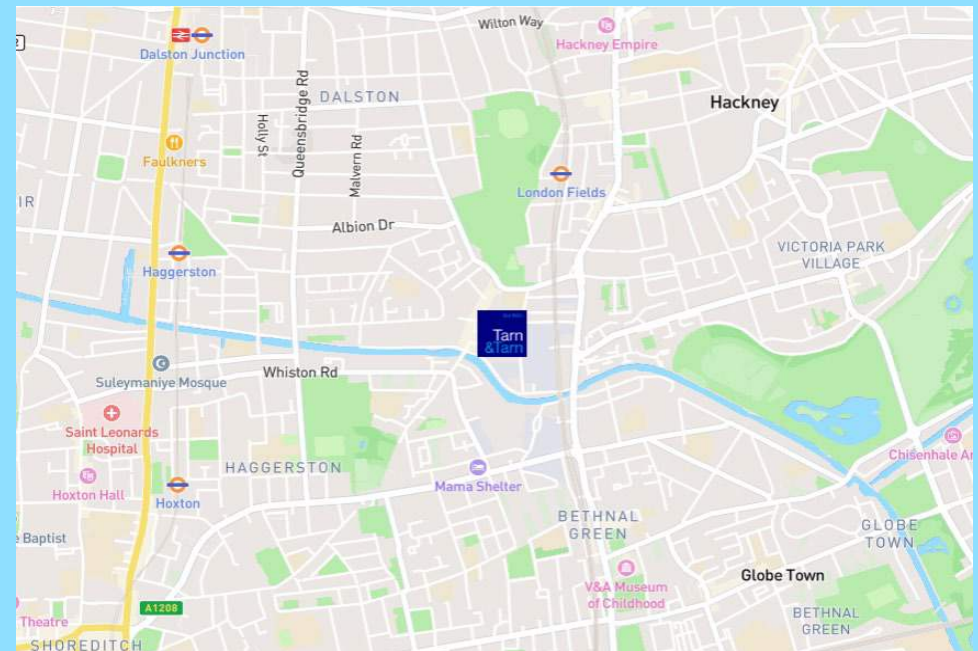
THE AREA

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.



TRANSPORT

-  Cambridge Heath (8-minute walk) – **Overground Line**
-  London Fields (11-minute walk) – **Overground Line**
-  Haggerston (18-minute walk) – **Overground Line**



ACCOMMODATION

FLOOR	SQ FT	RENT (£ per sqft)	SERVICE CHARGE (£ PA)	BUSINESS RATES	STATUS
UNIT 24	838	£27	£2,514	£8,224.25 PA	AVAILABLE
UNIT 33B	838	£27	£2,514	£6,260 PA	AVAILABLE
UNIT 41	1,910	£24	£5,730	£19,517.25 PA	AVAILABLE
UNIT 55	1,676	£24	£5,028	£17,185 PA	AVAILABLE
UNIT 65	838	£27	£2,514	£7,733 PA	UNDER OFFER

BUILDING INSURANCE

Current Cost for Each Unit:

- Unit 24 : £700 per annum
- Unit 33B: £700 per annum
- Unit 41: £1,300 per annum
- Unit 55: £ 896.88 per annum
- Unit 65: £ 531.68 per annum

VAT

VAT Applicable on Rent, Rent Deposit, Service Charge and Building Insurance

TERMS

A New FRI Lease to be contracted outside the Landlord and Security 1954

LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn
&Tarn

VIEWINGS

TARN & TARN
53 COMMERCIAL STREET
LONDON E1 6BD

T 020 7377 8989
E INFO@TARN-TARN.CO.UK

TEAM

ARTHUR NOWICKI
T 07792 711461
E ARTHUR@TARN-TARN.CO.UK

OLLIE LAZARUS
T 07805 756620
E OLLIE@TARN-TARN.CO.UK

GASPER KOSCIK
T 07554 640000
E GASPER@TARN-TARN.CO.UK



THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE
SINCE 1955.