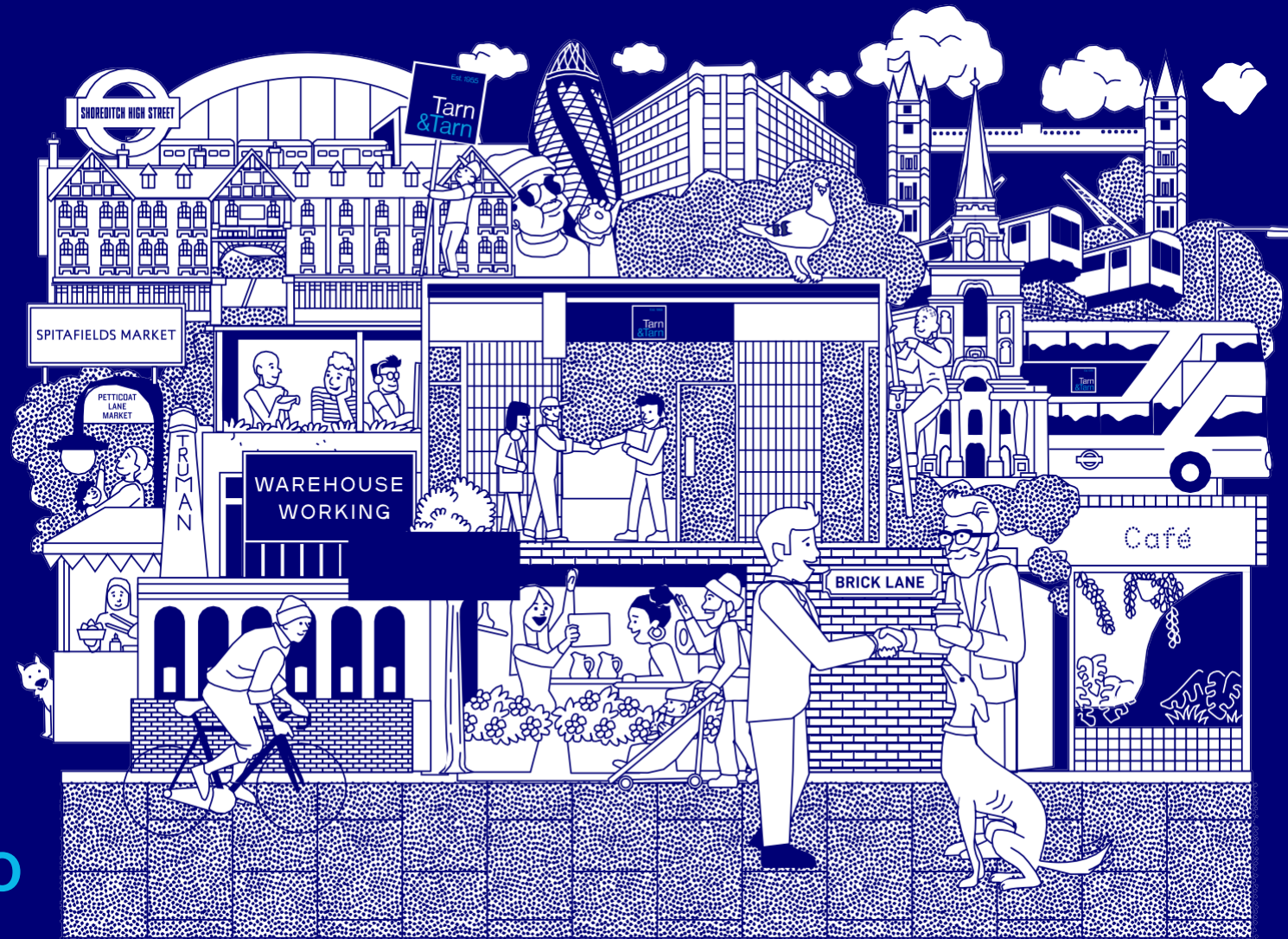


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**INDUSTRIAL-STYLE  
WORKSPACES/STUDIO  
UNITS IN THE HEART  
OF LONDON FIELDS  
838 SQFT – 1,910 SQFT**



# DESCRIPTION

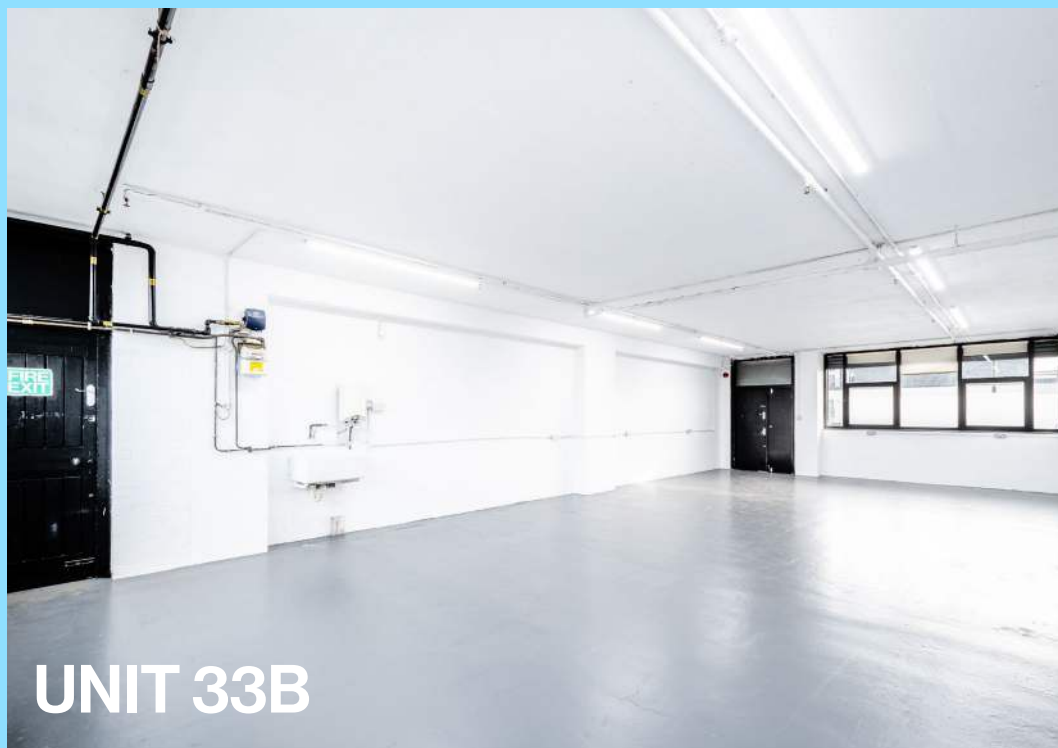
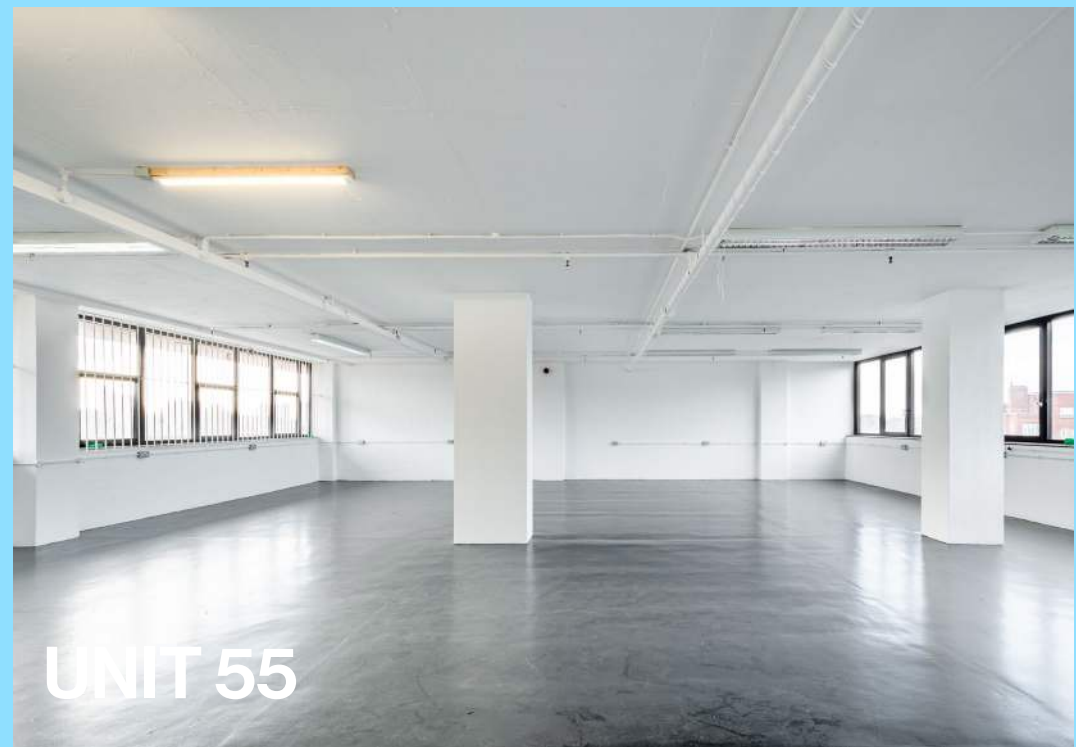
Regent Studios is a light industrial style building with units situated from ground floor through to the 7th floor. It offers a range of amenities including goods lifts and passenger lifts, security gates, an on-site building manager and numerous loading areas. The units provide 'blank canvas' space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

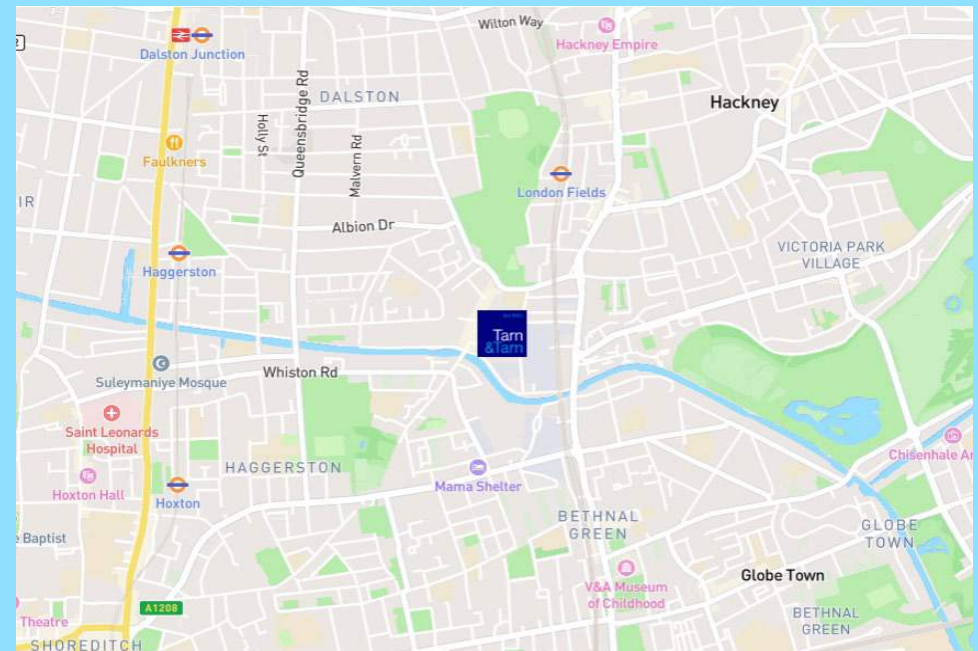
## THE AREA

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	LET
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

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## VIEWINGS

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**53 COMMERCIAL STREET**  
**LONDON E1 6BD**

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## TEAM

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