



Unit 31, Regent Studios, 8 Andrews Road

London Fields, London, E8 4QN

Office/Studio/Workshop

1,910 sq ft
(177.44 sq m)

- Security Shutters
- Good Natural Light
- Ceiling Height: 2.75m
- Kitchenette
- Goods Lift
- Concrete Floor
- Communal WC's

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Summary

Available Size	1,910 sq ft
Rent	£45,840 per sq ft
Rates Payable	£19,835.25 per annum
Rateable Value	£39,750
Service Charge	£6,048.08 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C

Description

The available studio-office is located on the third floor of this multi-storey light industrial building. The unit would ideally suit a variety of users such as artists, designers or other creative businesses. The building benefits from good access, a goods lift and car parking, which is available via 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 of the following

Name	sq ft	sq m
3rd - Unit 31	1,910	177.44
Total	1,910	177.44

Viewings

Strictly by appointment only.

Terms

New FRI Lease for a term by arrangement, to be contracted outside the provisions of the Landlord & Tenant Act 1954.

Legal costs

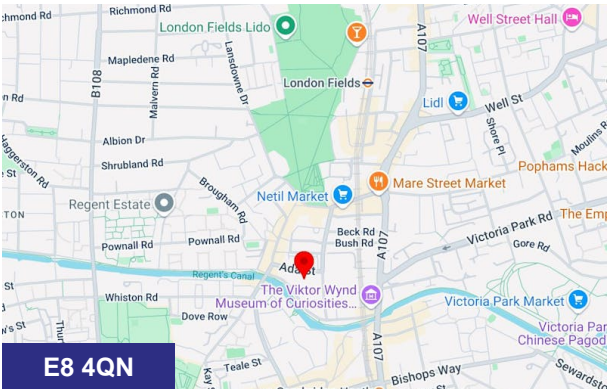
Each party to bear their own legal costs.

VAT

Applicable on the rent, rent deposit, service charge and building insurance.

Building Insurance

Current Cost: £1,495.14 per annum



Viewing & Further Information

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