



Unit 3A - 4A Regent Studios, 8 Andrews Road

London Fields, London, E8 4QN

Ground Floor Industrial Unit

720 sq ft

(66.89 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	720 sq ft
Rent	£25,200 per annum + VAT
Business Rates	TBA
Service Charge	£2,279.92 per annum + VAT
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

The available accommodation comprises a double 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
Ground - Unit 3a - 4a	720	66.89

Viewings

Strictly by appointment only.

Terms

A new FRI lease to be contracted outside the Act 1954.

Building Insurance

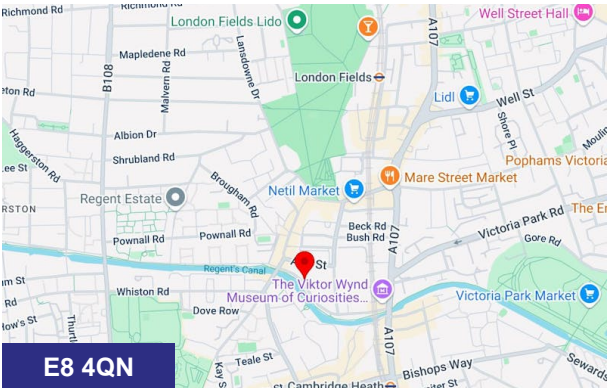
Current Cost: £594.50 plus VAT

VAT

Applicable

Legal Costs

Each party to bear their own legal costs.



Viewing & Further Information

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