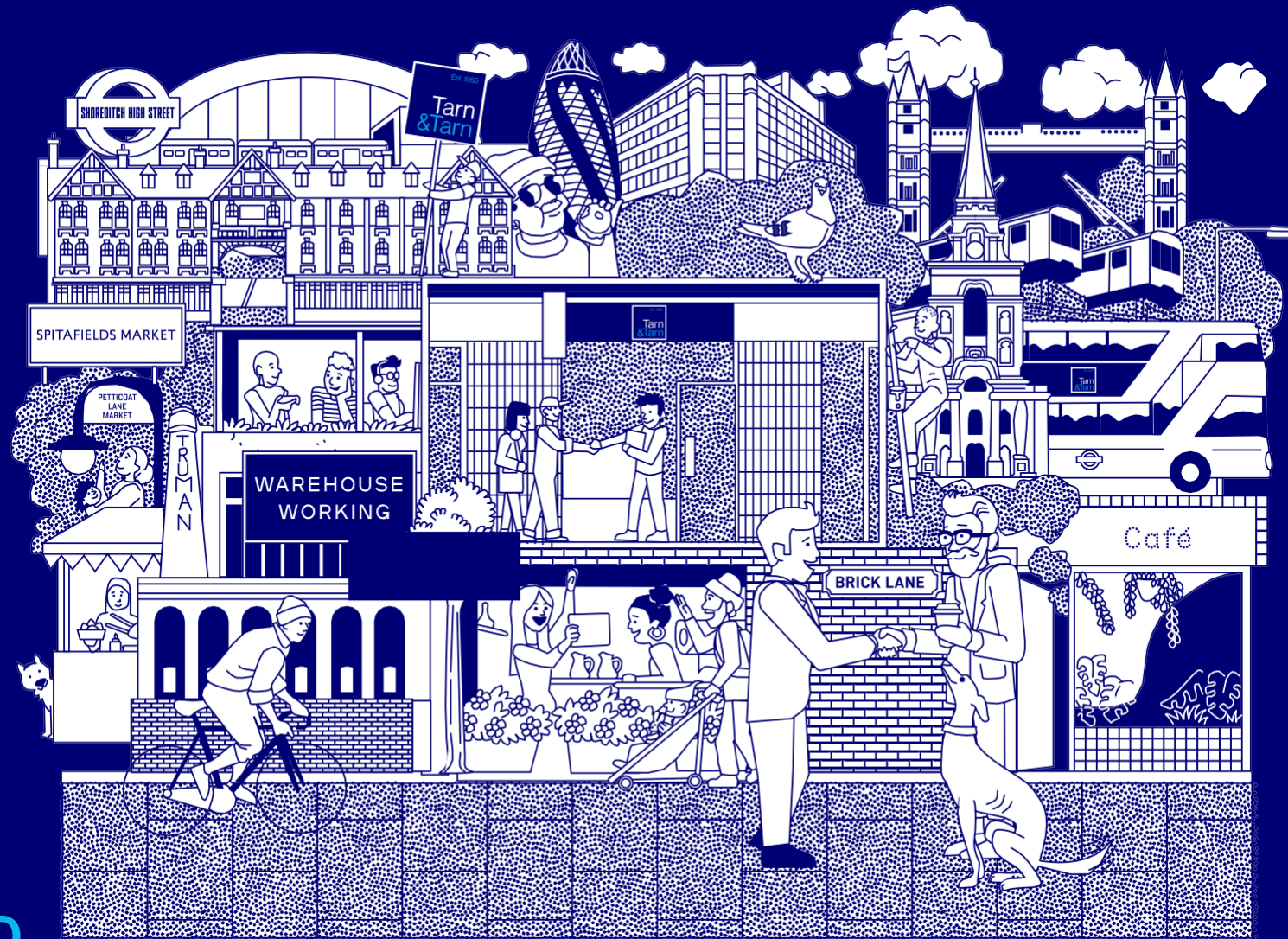


Est. 1955

# Tarn &Tarn



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

**INDUSTRIAL-STYLE  
WORKSPACES/STUDIO  
UNITS IN THE HEART  
OF LONDON FIELDS**

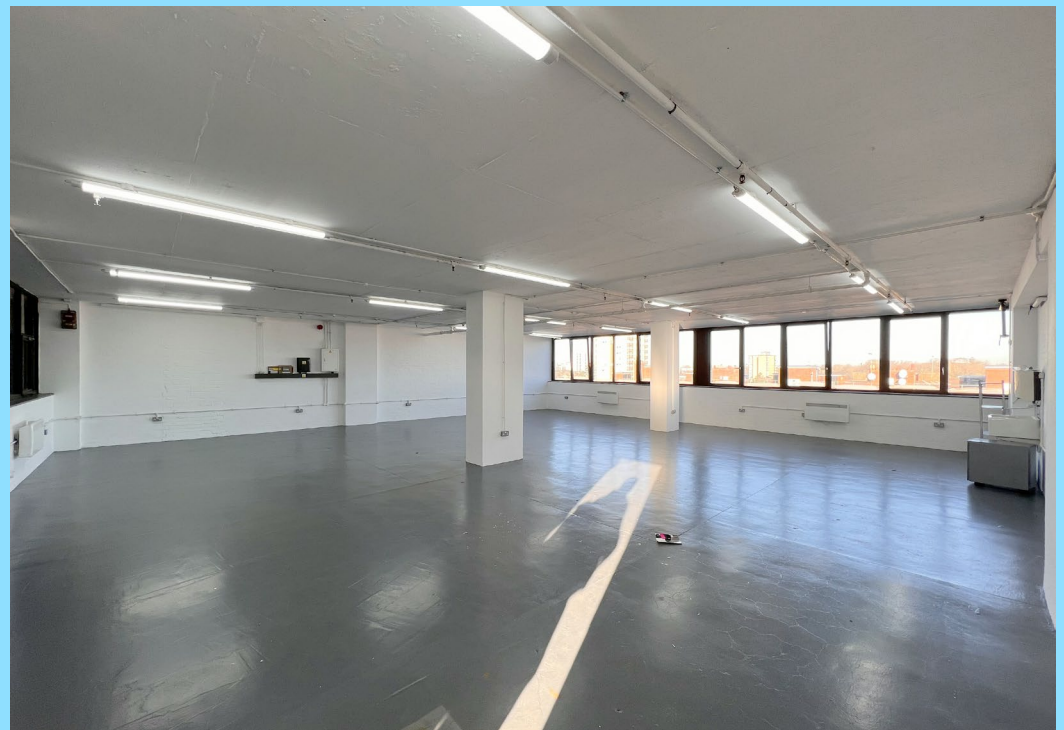
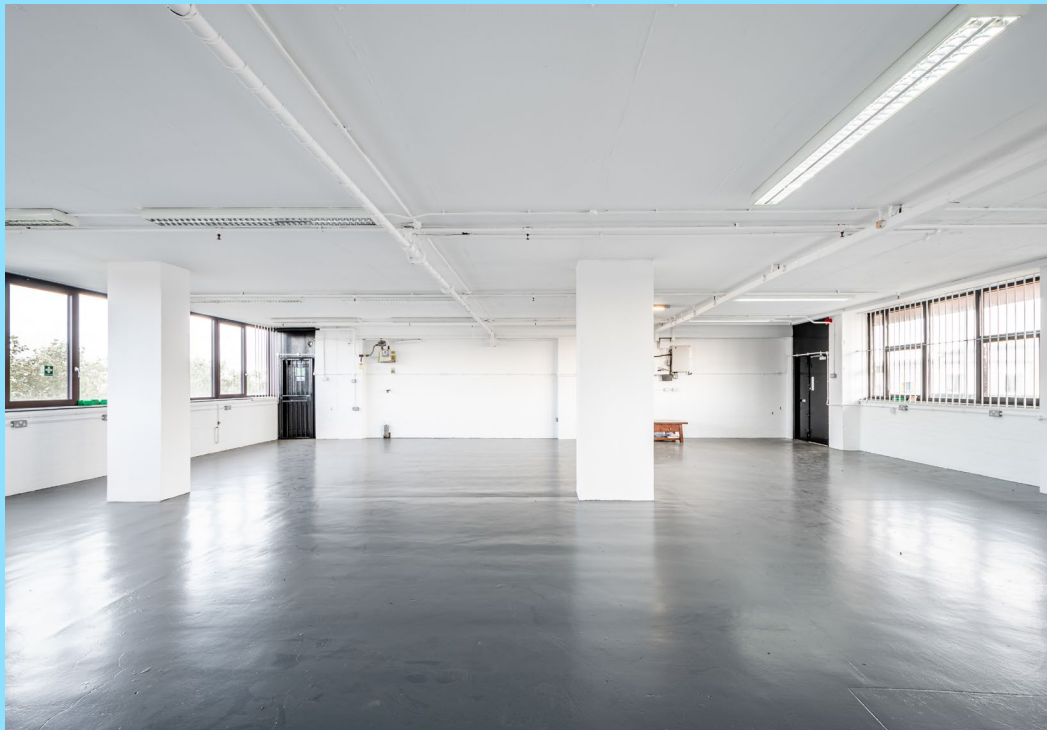
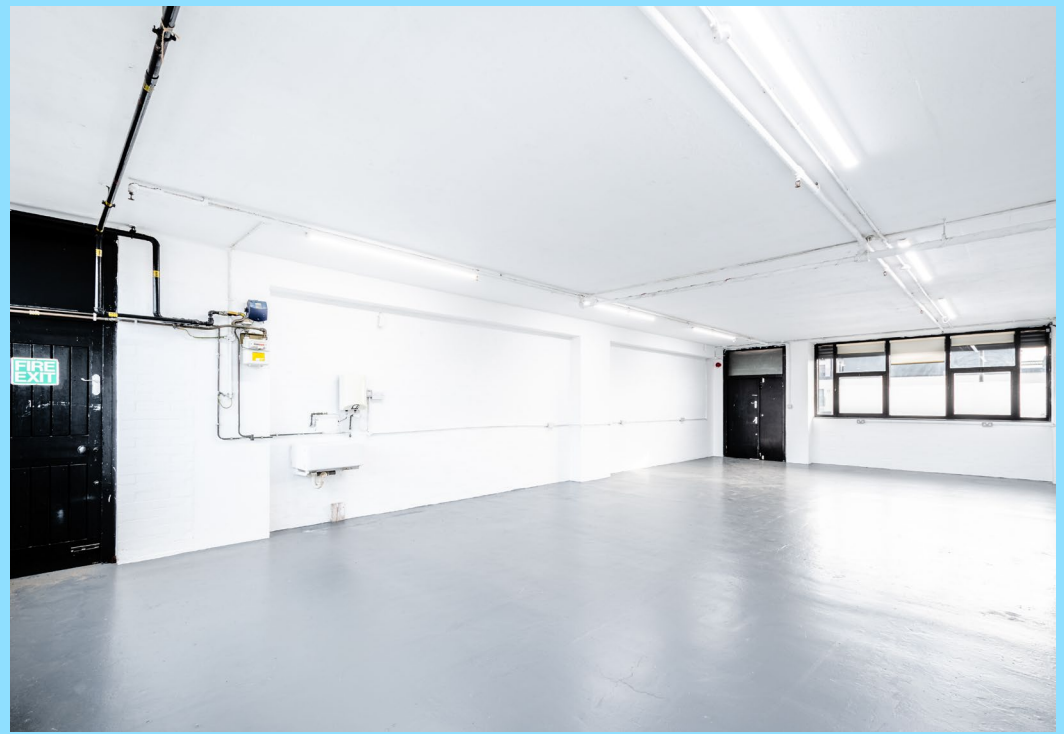
## DESCRIPTION

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

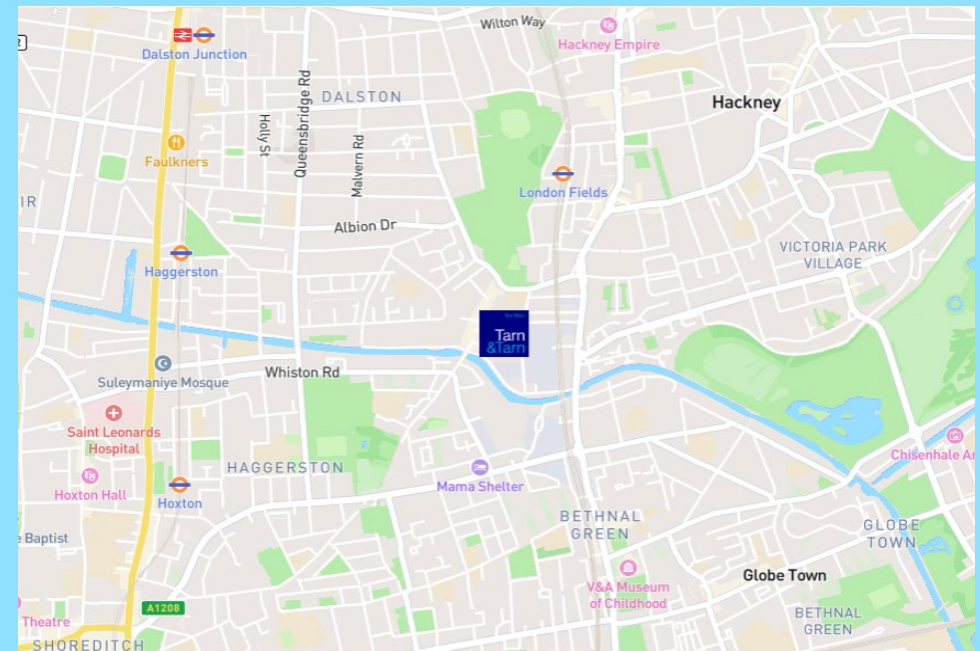
## THE AREA

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

UNITS	SQFT	RENT (£ PA)	SERVICE CHARGE (£PA)	BUSINESS RATES (£ PA)	BUILDING INSURANCE	TOTAL YEAR	AVAILABILITY
1 <sup>ST</sup> FLOOR – UNIT 14A	838	£22,626	£2,653.56	£8,424	£662.53	<b>£34,366.09</b>	<b>AVAILABLE</b>
4 <sup>TH</sup> FLOOR – UNIT 45	1,510	£39,360	£4,781.52	£14,364	£1,210	<b>£59,715.52</b>	<b>AVAILABLE</b>
6 <sup>TH</sup> FLOOR - UNIT 66	1,910	£49,660	£6,048.08	£18,144	£1,554	<b>£75,406.08</b>	<b>AVAILABLE FROM 1<sup>ST</sup> AUG</b>

## TERMS

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

## BUSINESS RATES

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

## VAT

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

## A.M.L REQUIREMENTS

In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 the Tenant will be required to comply with our Anti Money Laundering policy.

Further details on request.



## LOCAL AUTHORITY

London Borough of Hackney



Est. 1955

Tarn  
&Tarn

## VIEWINGS

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

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

## TEAM

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**THE CITY FRINGE PROPERTY AGENCY PROVIDING EXPERT ADVICE SINCE 1955.**