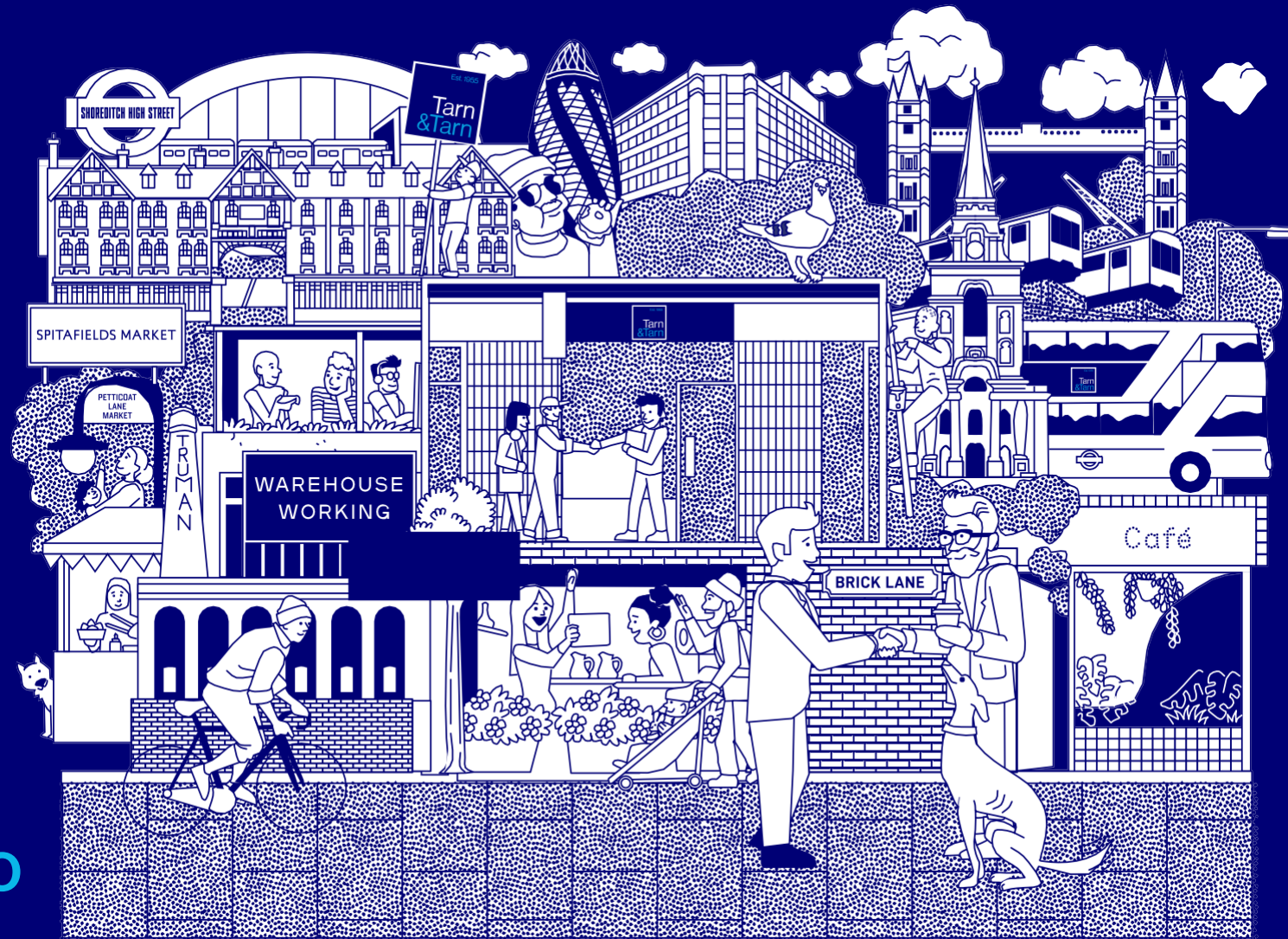


Est. 1955

# 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**

# 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

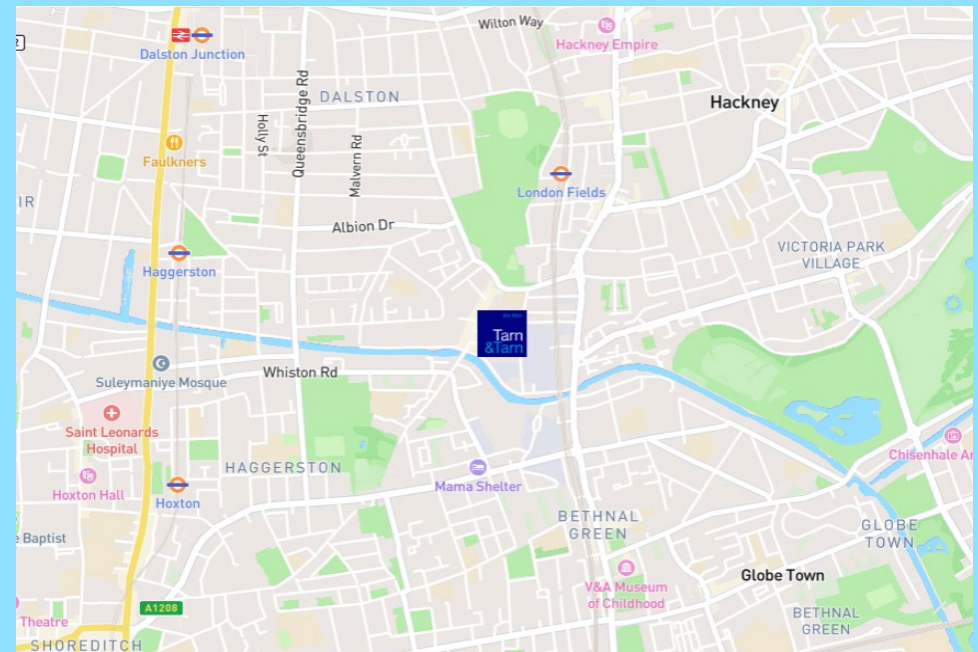
## THE AREA

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	FT <sup>2</sup>	RENT (£ PSF)	SERVICE CHARGE (£PA)	BUSINESS RATES (£ PA)	TOTAL (£PA)	AVAILABILITY
UNIT 16	1,919	£24	£5,730	£19,835.25	£71,405.25	AVAILABLE
UNIT 24	838	£27	£2,514	£8,224.25	£33,364.25	AVAILABLE
UNIT 25A	838	£27	£2,514	£8,607.75	£33,747.75	AVAILABLE
UNIT 33A	838	£27	£2,514	£8,358.25	£33,498.25	AVAILABLE
UNIT 33B	838	£27	£2,514	£8,233.50	£33,373.50	AVAILABLE
UNIT 55	1676	£24	£5,028	£17,185	£62,437	AVAILABLE
UNIT 64B	838	£27	£2,514	£8,233.5	£33,373.50	AVAILABLE
<b>TOTAL</b>	<b>2,152</b>					

## BUILDING INSURANCE

TBC

## TERMS

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

## VAT

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

## A.M.L, A.B.C & FINANCIAL CRIME 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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**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.**