



1.03

16-29 Northside Studios, Andrews Road, Broadway Market, E8 4QF

## First floor studio overlooking Regent's Canal!

**960 sq ft**  
(89.19 sq m)

- Balcony with canal views
- Open plan, self-contained
- Kitchenette, WC and shower
- Excellent Natural Light
- Prime Location
- Class E Use
- Available Immediately
- New Lease

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## Summary

<b>Available Size</b>	960 sq ft
<b>Rent</b>	£37,500.00 per annum
<b>Rates Payable</b>	£13.64 per sq ft Small Business Relief Scheme Applicable
<b>Rateable Value</b>	£26,250
<b>Service Charge</b>	£1,900 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (55)

## Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	960	89.19	Available
<b>Total</b>	<b>960</b>	<b>89.19</b>	

## Description

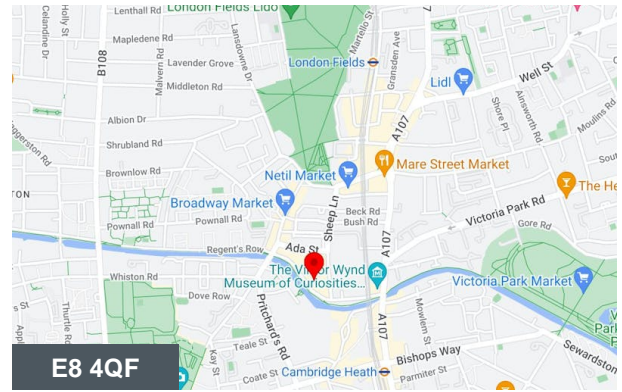
Nestled in the sought-after London Fields neighborhood of Hackney, this charming first-floor studio presents an enticing opportunity. Boasting picturesque views of Regent's Canal, it sits adjacent to the trendy Broadway Market, offering a self-contained haven in an enviable locale.

Tailored for creative ventures, this unit exudes a contemporary industrial vibe, featuring lofty exposed concrete ceilings adorned with galvanized conduits and a polished concrete floor. Its east-facing façade, fully glazed, showcases double bifold doors that open onto a private balcony overlooking the tranquil canal, complete with security shutters and blinds for added peace of mind.

Primarily designed as an open-plan space, the unit encompasses a kitchenette and a bathroom with WC and shower, ensuring convenience and autonomy. Additionally, a storage room with a safe and a 150 sqft mezzanine area further enhances its functional appeal.

## Location

The region is experiencing extensive rejuvenation and is currently hosting an increasing array of innovative businesses. Situated just a short stroll away from both Cambridge Heath Station and London Fields Station, it also benefits from several bus routes along Hackney Road and Mare Street.



## Viewing & Further Information



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