



## Unit 1.05

Northside Studios, 14 Andrews Road, Hackney, E8 4QF

### Self-Contained Studio To Let, overlooking the Regent's Canal in London Fields.

**614 sq ft**

(57.04 sq m)

- Balcony with Canal Views
- Open plan, Self-Contained
- Kitchenette, WC and Shower
- Excellent Natural Light
- Desirable Location
- Available Immediately

# Unit 1.05, Northside Studios, 14 Andrews Road, Hackney, E8 4QF

## Summary

<b>Available Size</b>	614 sq ft
<b>Rent</b>	£22,000 per annum
<b>Rates Payable</b>	£8,607.75 per annum Small Business Relief Scheme Applicable
<b>Rateable Value</b>	£17,250
<b>Service Charge</b>	£1,200 per annum
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (67)

## Description

A very appealing, self-contained, first floor studio/office overlooking the Regent's Canal in a desirable location immediately beside the fashionable Broadway Market in the London Fields neighbourhood of Hackney.

Ideal for creative companies, the unit has a contemporary industrial feel with high ceilings of exposed concrete and reclaimed wood flooring. The fully glazed east facing façade has double doors opening onto a private balcony overlooking the canal with benefit of security shutters. The space is mainly open plan and includes a mezzanine storage area, kitchenette, bathroom with WC and shower.

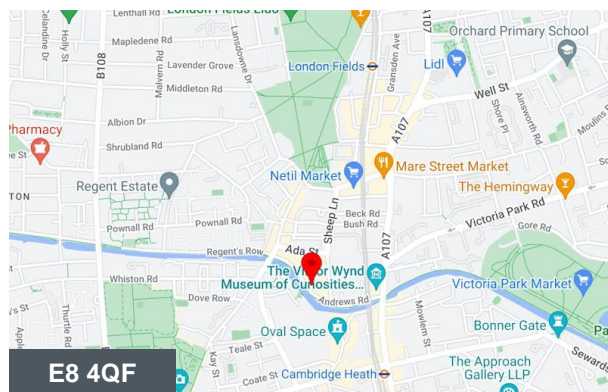
## Location

The area is undergoing widespread regeneration and is already home to a growing number of creative companies. A few minutes walk from Cambridge Heath Station and London Fields Station as well as being served by a number of bus routes around Hackney Road and Mare Street.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	614	57.04
<b>Total</b>	<b>614</b>	<b>57.04</b>



## Viewing & Further Information



### George Sarantis

020 7613 4044 | 0731 1077 549  
george@fyfemcdade.com



### Quba Medford

020 7613 4044 | 07912883110  
quba@fyfemcdade.com

# Energy performance certificate (EPC)

Unit 105 Northside Studios  
16-29, Andrews Road  
LONDON  
E8 4QF

Energy rating

**C**

Valid until: **14 November 2023**

Certificate number: **9090-7905-0317-8600-9040**

Property type

B1 Offices and Workshop businesses

Total floor area

53 square metres

## Rules on letting this property

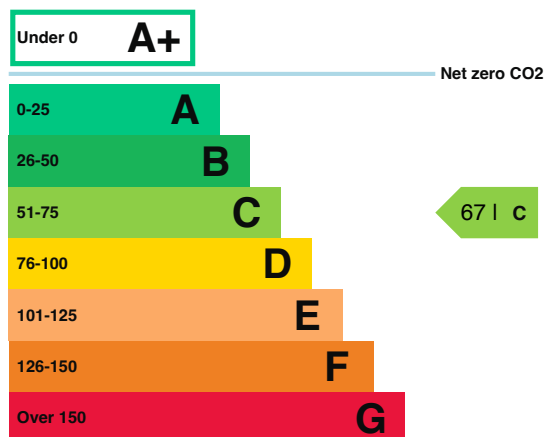
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

## Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO<sub>2</sub>) your property is likely to emit.

## How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 | B

If typical of the existing stock

77 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

## Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

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Building environment

Heating and Natural Ventilation

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Assessment level

3

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Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year)

38.33

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## Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/9784-4009-0071-0990-6501\)](#).

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## Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

### Assessor contact details

Assessor's name	Ori Reiss
Telephone	0845 388 3814
Email	<a href="mailto:ori@epcassure.com">ori@epcassure.com</a>

### Accreditation scheme contact details

Accreditation scheme	Stroma Certification Ltd
Assessor ID	STRO003801
Telephone	0330 124 9660
Email	<a href="mailto:certification@stroma.com">certification@stroma.com</a>

### Assessment details

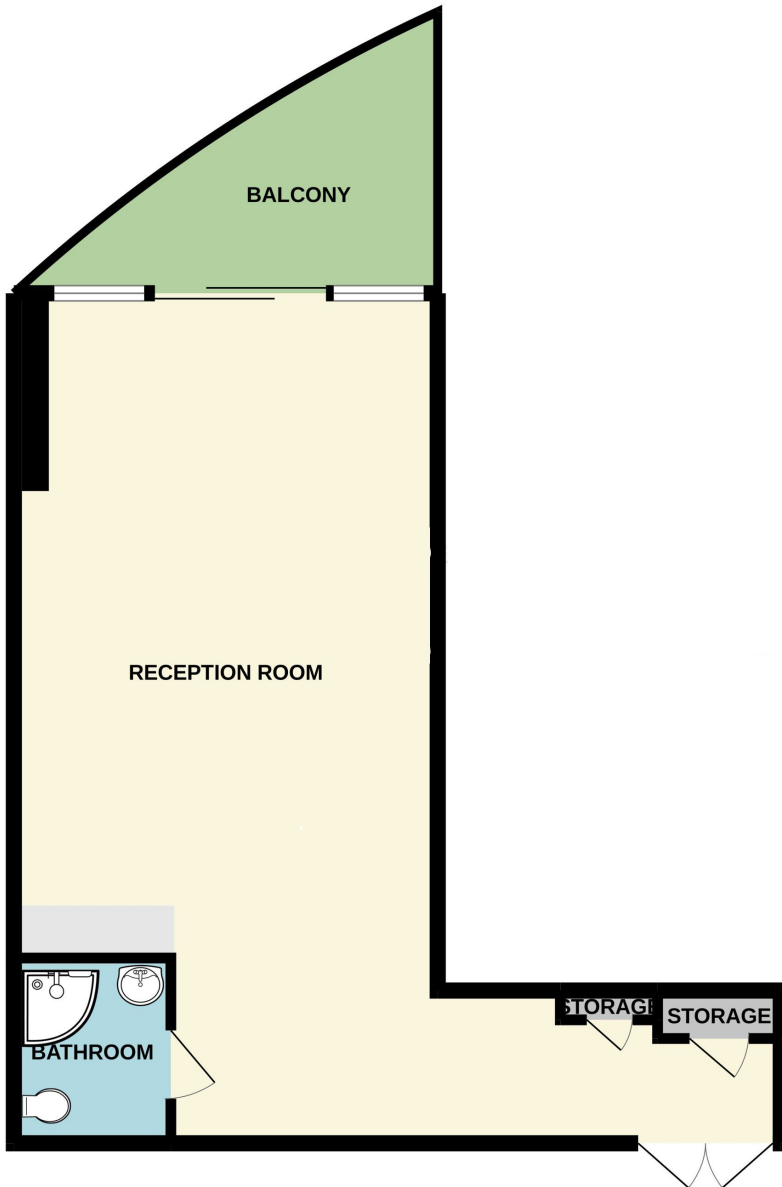
Employer	Vital Property Solutions
Employer address	Grenville Court Britwell Road Burnham Slough SL1 8DF
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	6 November 2013
Date of certificate	15 November 2013

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1ST FLOOR  
544 sq.ft. (50.6 sq.m.) approx.

MEZZANINE  
69 sq.ft. (6.4 sq.m.) approx.



TOTAL FLOOR AREA : 614 sq.ft. (57.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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