



1.03

Northside Studios, 16-29 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

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

Summary

Available Size	960 sq ft
Rent	£32,000 per annum
Rates Payable	£13,098.75 per annum Small Business Relief Scheme Applicable
Rateable Value	£26,250
Service Charge	£1,900 per annum
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	C (55)

Accommodation

The accommodation comprises of the following

Name	sq ft	sq m	Availability
1st	960	89.19	Available
Total	960	89.19	

Description

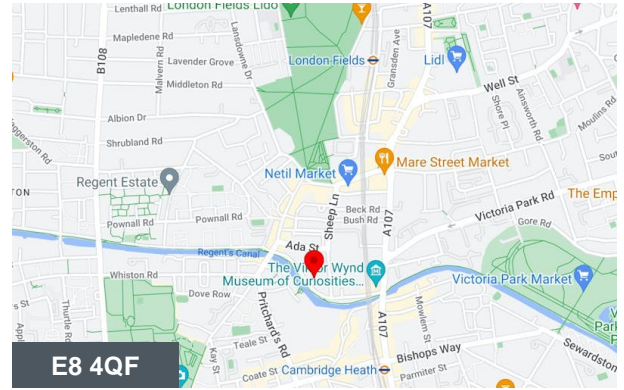
Nestled in the sought-after London Fields neighborhood of Hackney, this charming first-floor studio presents an enticing opportunity. Boasting picturesque views of Regent's Canal, it sits adjacent to the trendy Broadway Market, offering a self-contained haven in an enviable locale.

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.

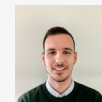
Primarily designed as an open-plan space, the unit encompasses a kitchenette and a bathroom with WC and shower, ensuring convenience and autonomy. Additionally, a storage room with a safe and a 150 sqft mezzanine area further enhances its functional appeal.

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



George Sarantis

020 7613 4044 | 0731 1077 549

george@fyfemcdade.com



Quba Medford

020 7613 4044 | 07912883110

quba@fyfemcdade.com

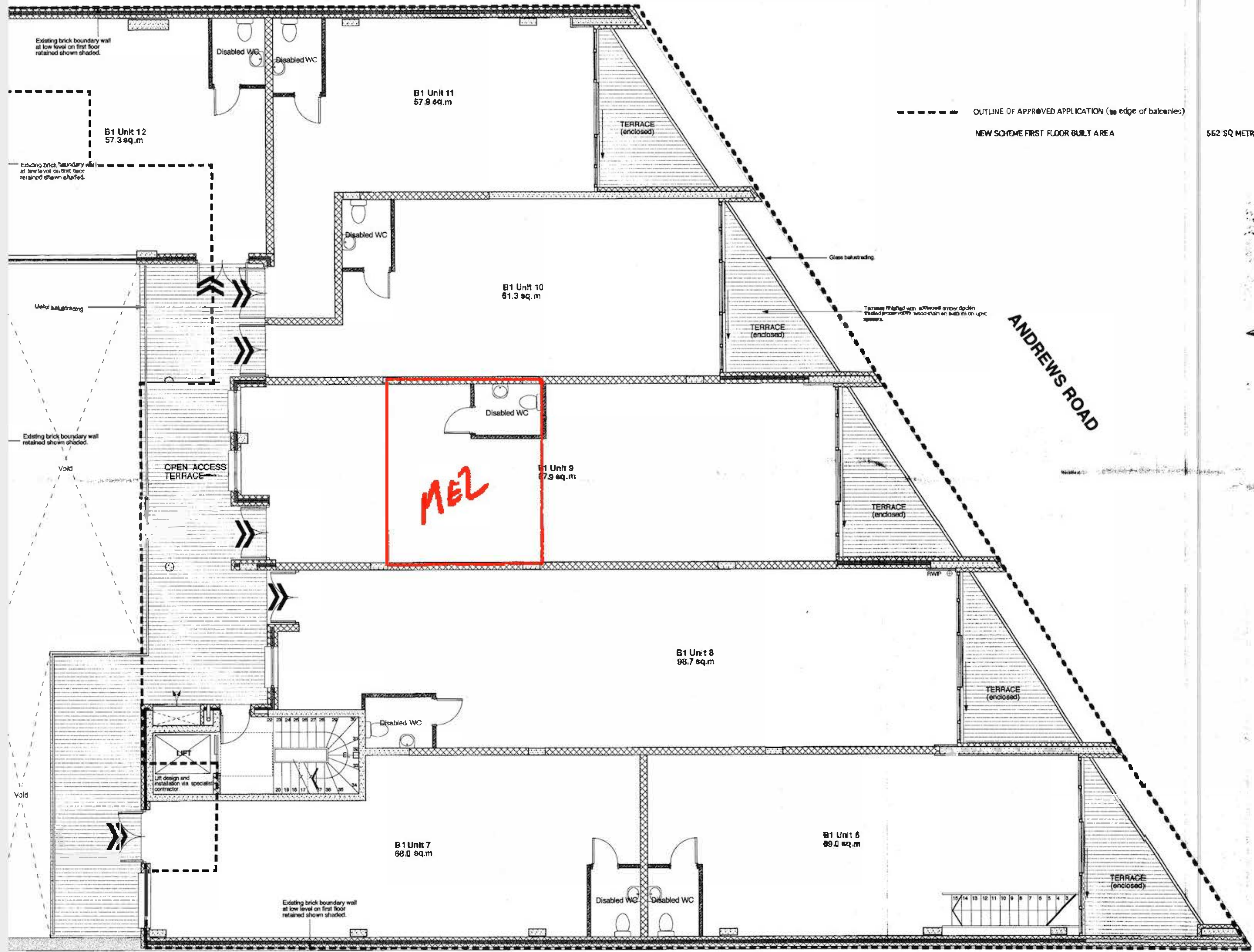
TOTAL AREAS
APPROVED APPLICATION TOTAL AREA
NEW SCHEME TOTAL AREA

562 SQ METRES

OUTLINE OF APPROVED APPLICATION (to edge of balconies)
NEW SCHEME FIRST FLOOR BUILT AREA

ANDREWS ROAD

NORTH



MEL



This copy has been made by or with the authority of Robert Biggs, pursuant to Section 47 of the Copyright, Designs and Patents Act 1988 ("The Act"). Unless the Act provides a relevant exception to copyright, the copy must not be copied without the prior permission of the copyright owner.

REV	DATE	BY

CLIENT: NEPT
PROJECT: 16 AP HACKN
TITLE: PRO FI
BMD NO: 1
DRAWN BY:
DATE: AUG 20
gen
Sched Ref: 143
r. 013
e. 019
The drawing is to be used
only for the specific
purpose for which it was
prepared.
FILE NAME:
SCHEMATIC 001A

FIRE EXIT ROUTE