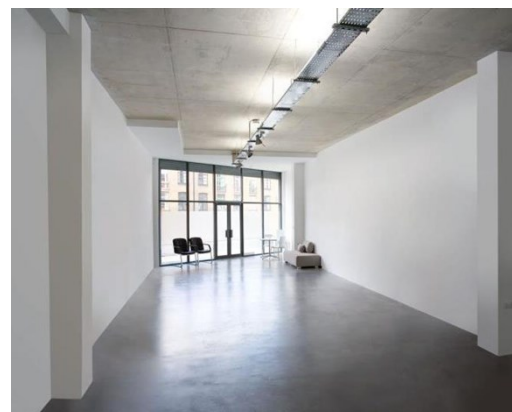


STUDIO / OFFICE (B1) USE TO LET



G04 Northside Studios, Andrews Road, Hackney, E8 4QF **Versatile Studio/ Office space in picturesque Hackney location**

AREA: 1,360 sq.ft (126 sq.m) approx. | **RENT:** £45,000 PAX (£33 per sq.ft)

LOCATION:

Overlooking the Regent's Canal in Hackney, the property is located approx. 200m from the affluent and bustling Broadway Market retail parade. Broadway Market consists of predominantly trendy local and independent retailers and restaurateurs. The surrounding area benefits from multiple green spaces and the property is situated within approx 600m of Victoria Park. Cambridge Heath Overground is approx 500m away from the property.

DESCRIPTION:

The property comprises approximately 1,200 sq ft of self-contained ground floor Office (B1) space. With an internal width of 5.16m and a ceiling height of approx 3.68m, the space is suitable for a variety of uses, including studios and office space. The space will be provided in shell and core condition with showers, a WC and kitchen. The property benefits from a security shutter and there is also a secure communal yard to the rear, suitable for loading.

The property also benefits from parking (separate negotiation) and has extra loft storage space of approx. 160 sq ft.

Regulated by:



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USE CLASS: Office (B1)

FLOOR AREA:

FLOOR	AREA SQ.FT	AREA SQ.M
Ground Floor Studio	1,200	111
Loft Storage	160	15
TOTAL	1,360 sq.ft	126 sq.m

(All measurements are approx. on a NIA basis)

AMENITIES:

- Close to Broadway Market
- Double height ceiling (3.68m)
- Self-contained Ground Floor space
- Approx 1,200 sq ft
- Covered parking (separate negotiation)
- Kitchen
- Showers, WC and changing facilities
- Loft storage (approx 160 sq ft)

TERMS:

Available by way of a new Full Repairing and Insuring lease for a term to be agreed.

RENT: £45,000 PAX (£33 per sq.ft)

RATES PAYABLE: Rateable Value estimated to be £24,500. Rates Payable approx. £11,760 per annum.

VAT: Not applicable (TBC).

SERVICE CHARGE: Approx £2,000 per annum (tbc).

EPC: Available upon request.

LEGAL COSTS: Each party to be responsible for their own legal costs.

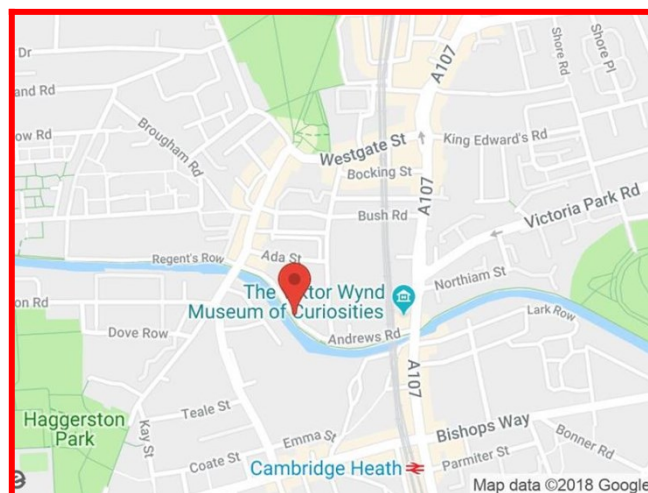
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