

TEXTILE HOUSE

LONDON N11

FULLY FITTED GROUND, 1ST AND 2ND FLOOR
OFFICE WITH PRIVATE ROOF TERRACE

TO BE TAKEN TOGETHER OR SEPARATELY

SUITABLE FOR CLASS E USE
(OFFICE, MEDICAL, RETAIL ETC.)

GROUND, FIRST & SECOND FLOOR
2,750 SQ.FT - 5,850 SQ.FT.

RIB

ROBERT IRVING BURNS



DESCRIPTION

This opportunity offers fully fitted office accommodation in close proximity to London Underground at Bounds Green Station. The premises can be occupied as a whole to provide a self-contained headquarters building or split to accommodate separate office floor occupiers. The building underwent a comprehensive refurbishment in recent years and is presented in excellent condition throughout.

The premises can be offered fully furnished and benefit from a high-quality fit out including reclaimed parquet flooring, an entry phone system, spot lighting, Crittall-style glazed meeting rooms, staff kitchen facilities and a private roof terrace. The property would suit a variety of occupiers including office headquarters, private medical operators, wellness users or similar businesses.

The site also benefits from 7 on-site parking spaces, with the ability to increase provision to up to 9 spaces if required.



AMENITIES

- RECENTLY REFURBISHED OFFICES AND COMMON PARTS
- GAS FIRED CENTRAL HEATING
- AIR CONDITIONING
- EXTENSIVE FLOOR TO CEILING HEIGHT
- SUPERB NATURAL LIGHT
- TILED AND CARPETED FLOORS
- FLUORESCENT ANTI-GLARE LIGHTING
- INSET SPOTLIGHTS
- DOUBLE GLAZED WINDOWS
- IN-BUILT STORAGE WALLS
- ROOF TOP TERRACE WITH ARTIFICIAL GRASS FLOORING
- ON-SITE AND OFF-STREET CAR PARKING

FINANCIALS

FLOOR	GROUND	FIRST & SECOND	TOTAL
TOTAL SIZE	2,750	3,100	5,850
QUOTING RENT (P.A.)	£89,375	£100,750	£190,125
ESTIMATED RATES PAYABLE (P.A.)	£18,508	£20,863	£39,360
SERVICE CHARGE	TBC	TBC	TBC
ESTIMATED OCCUPANCY COST (P.A.)	£107,883	£121,613	£229,485



LOCATION

The premises are situated within a secure estate on Cline Road, just off Bounds Green Road, in a well-connected North London location. Bounds Green Underground Station (Piccadilly Line) is approximately a 10-minute walk (0.9 miles) from the property, providing direct access to key Central London destinations including King's Cross, Holborn, and Piccadilly Circus.

By road, the property benefits from excellent connectivity, with direct access to the A406 North Circular Road and the M1 motorway, offering convenient links across London and beyond. The surrounding area also provides a range of local amenities including cafés, restaurants, convenience stores, supermarkets, gyms, and banking facilities, making the location suitable for both business operations and staff convenience.



TIMES TO STATIONS



- ↻ Bounds Green 10 min
- ⇒ New Southgate 17 min
- ⇒ Bowes Park 17 min









FLOOR PLANS



FIRST FLOOR

NOT TO SCALE



PLEASE NOTE THAT MEETING ROOMS HAVE BEEN ADDED AND THIS IS NOT A FULLY ACCURATE REPRESENTATION OF HOW THE FLOOR PRESENTS TODAY.



FURTHER INFORMATION

LEASE

New effective Full Repairing and Insuring lease(s) contracted outside the Landlord and Tenant Act 1954 is available direct from the landlord for a term to be agreed.

POSSESSION

Upon completion of legal formalities.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

EPC

41B

VAT

The property is elected for VAT.

FLOOR PLANS

Available floor plan upon request.

CONTACT US

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Misrepresentation Act 1967.

These particulars are intended only to give a fair description of the property and do not form the basis of a contract or any part thereof. These descriptions and all other information are believed to be correct but their accuracy is in no way guaranteed. May 2026

RIB

ROBERT IRVING BURNS