



STRETTONS

EST 1931



TO LET

5a Tealdown Works, Cline Road, Bounds Green, N11 2LX

Mid-Terrace Warehouse Unit

2,688 sq ft / 249.73 sq m



INDUSTRIAL TO LET

strettons.co.uk

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Description

The property comprises a mid-terrace warehouse of steel frame construction with painted brickwork elevations underneath a north light roof.

The warehouse is largely open plan and benefits from WC's and a kitchenette. Externally the unit has a loading area and parking for at least 2 vehicles. Other amenities include:

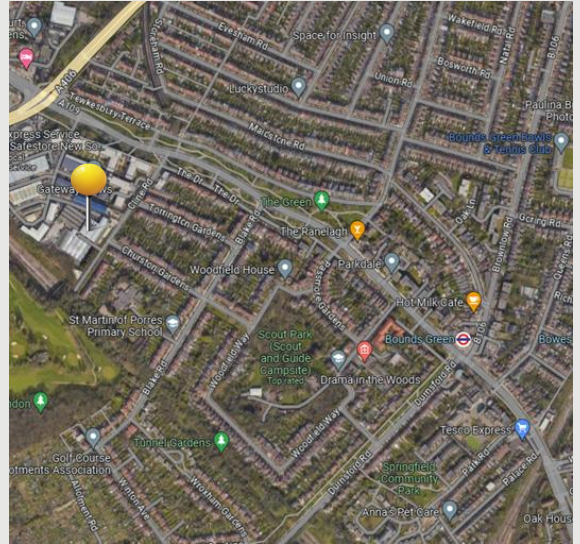
- 3 phase power
- Gas
- Suspended Lighting
- Good Transport Links

Location

Tealdown Works is situated on the Bounds Green Industrial Estate, an established industrial area on the south side of the A406 North Circular Road. The A406 provides northbound connections out of London via the M1, A1, A10 and M11, whilst Bounds Green tube station (Piccadilly Line) is an approx. 8-minute walk, providing connections into Central London.

Accommodation

	FT ²	M ²
Warehouse Unit	2,688	249.73



Rent	£50,000 per annum
Terms	Available by way of a new lease for a term to be agreed.
EPC	59-C
Rateable Value	£32,500
Service Charge	N/A
VAT	Applicable

Contacts

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Further Information [View on Website](#)

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