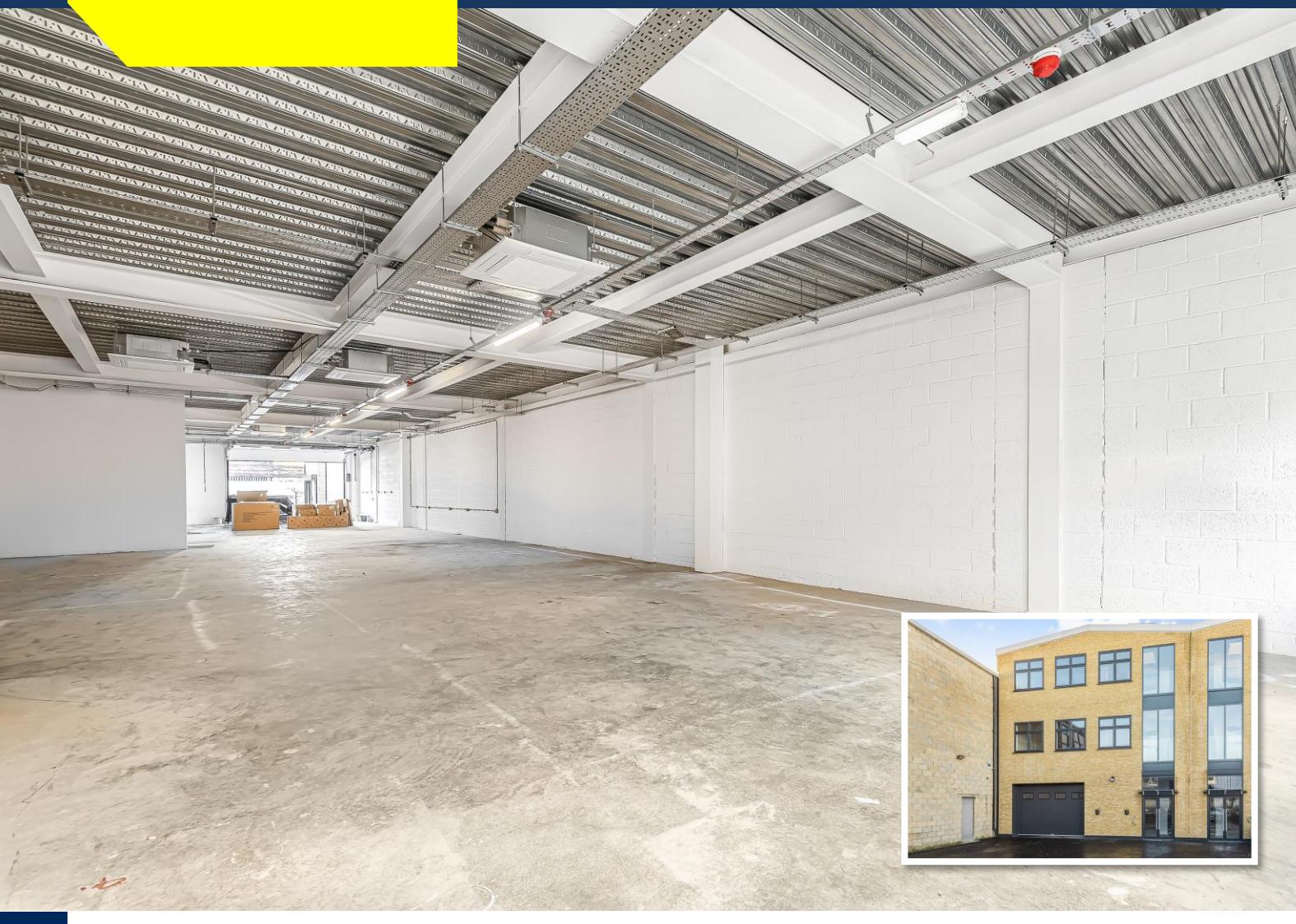


# FOR SALE

UNIT 2 TEALEDOWN WORKS  
CLINE ROAD, LONDON  
N11 2LX



## New Build Ground Floor Warehouse / Office For Sale

Income producing £54,575.00 per annum

### Key Features

- Solar PV panels
- Electric charging points externally
- Fitted kitchen and toilet facilities on each floor
- 3-meter eaves height
- Air cooling and heating
- Allocated parking
- Lift to all floors
- 3 phase power

For further information, please contact:

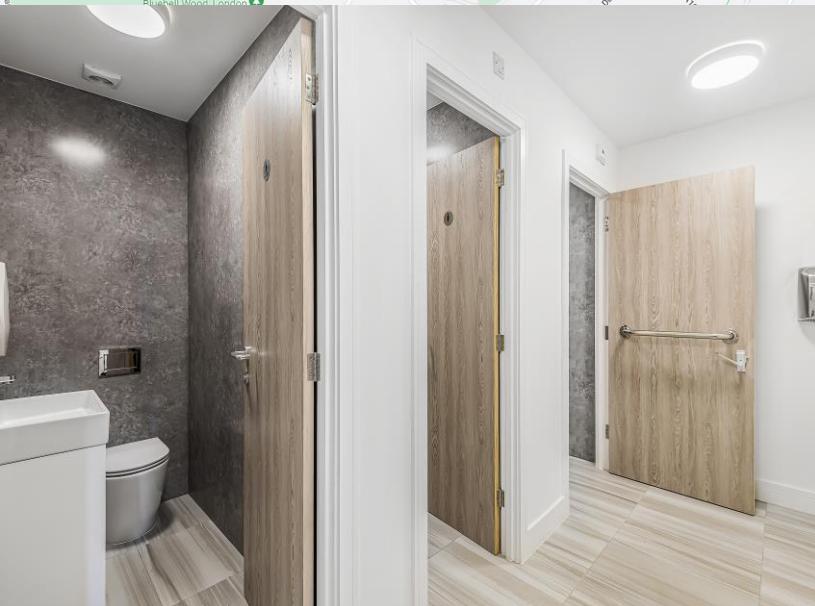
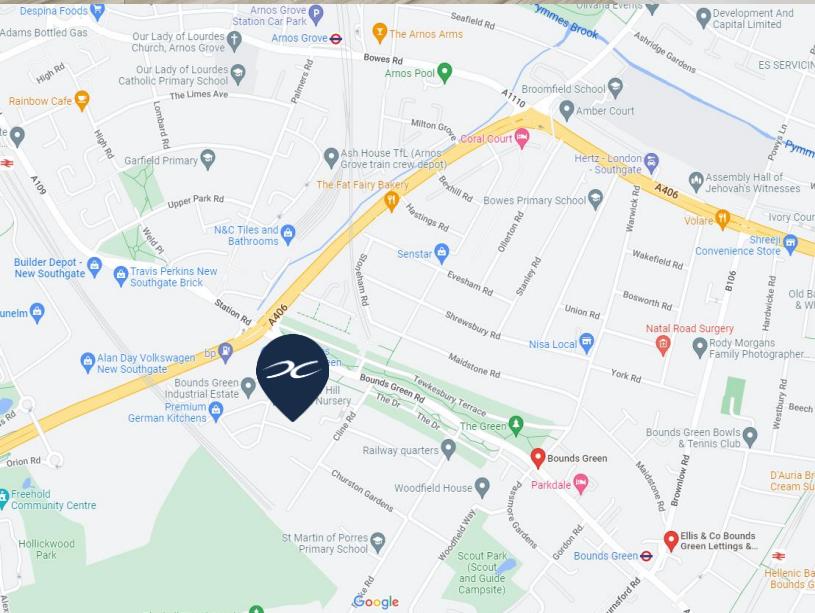


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# FOR SALE

UNIT 2 TEALEDOWN WORKS  
CLINE ROAD, LONDON  
N11 2LX



## Location

The building is located within walking distance of Bounds Green Tube Station (0.6 miles) which is served by the Piccadilly Line and has direct access to the A406 North Circular.

## The Property

The premises comprises of a three-storey light industrial unit, each floor comprises 2,950 sqft. The ground-floor benefits from a modern fully fitted kitchen and toilets, air conditioning & heating, 3 phase power, a full height roller shutter and a 1,000 kg lift providing access to all floors.

## Availability

2,950 sqft

## Current Income

The ground floor is currently occupied by Direct Dials Limited for a term of 5 years. The current income is **£54,575.00 per annum**.

## Price

**£1,250,000 + VAT for the virtual freehold.**

## Viewings

Strictly through appointments with joint sole agents :-

### George Moriarty

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E: [george@davidcharles.co.uk](mailto:george@davidcharles.co.uk)

### Lily O'Donnell

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E: [lily@davidcharles.co.uk](mailto:lily@davidcharles.co.uk)