

TEALDOWN WORKS

CLINE ROAD, BOUNDS GREEN, N11 2LX

FOREST

REAL ESTATE

TO LET

3,013 SQ FT

Newly Built Open Plan Office Floor With Parking

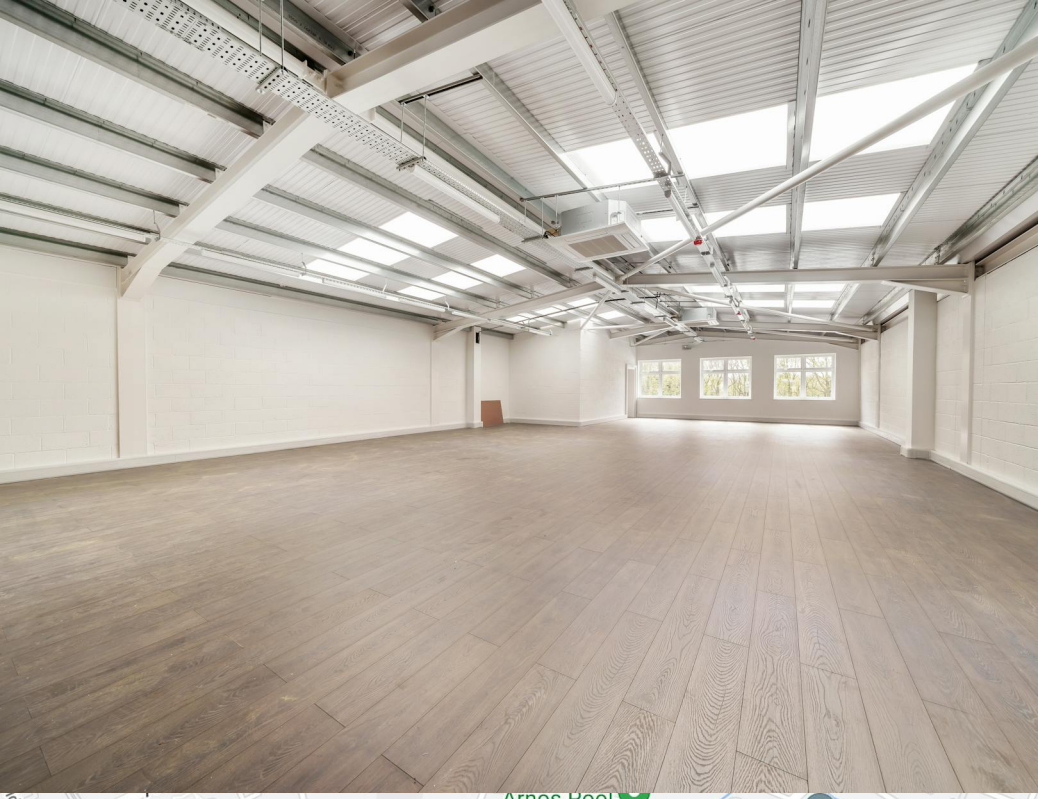
Key Features

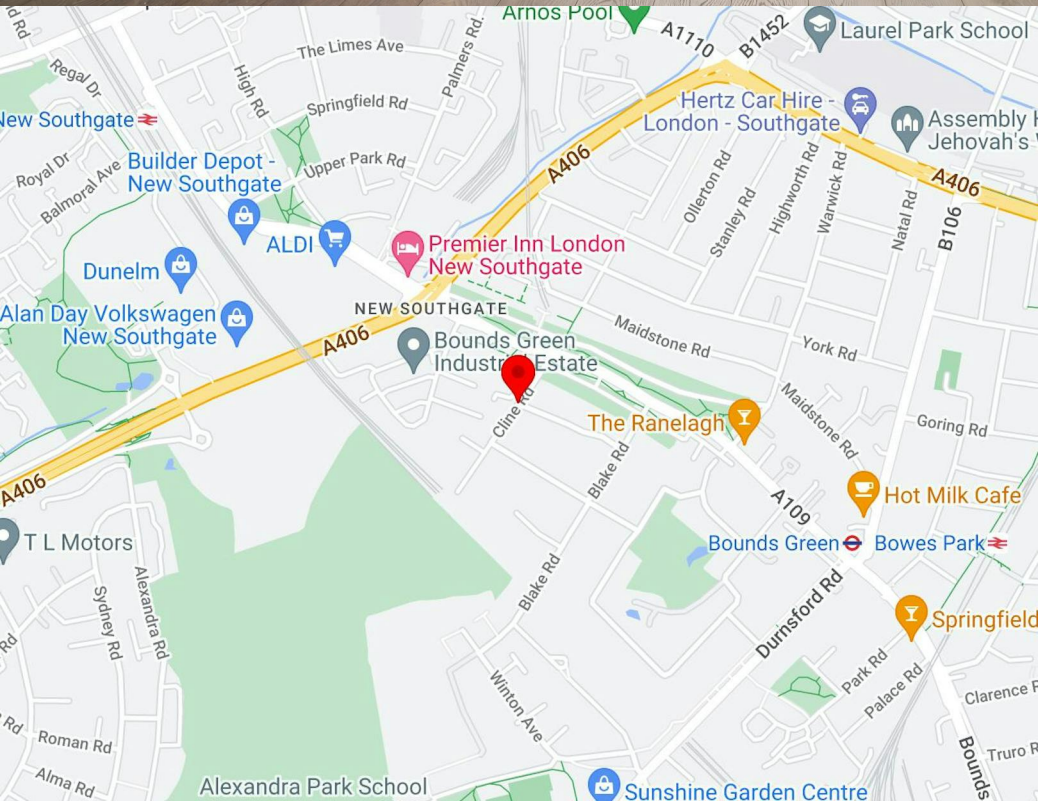
- One Allocated Parking Space
- Wood Laminate Flooring
- DDA Compliant
- 10ft Ceiling Height
- Perimeter Trunking
- Energy Efficient With The Benefit Of Solar Panels
- Air Conditioned
- Three WCs
- Sky Lights
- Dual Aspect Windows
- Lift To All Floors

2nd Floor, Unit 3, Tealdown Works, Cline Road
Bounds Green, N11 2LX









Description

The property presents an attractive opportunity, encompassing a fully equipped, open-plan office on the second floor of a recently constructed office/light industrial building. Boasting a predominantly open layout, the space is adorned with comfort-cooling air conditioning, a meticulously fitted kitchen, and convenient WC facilities.

Moreover, the property boasts additional amenities enhancing its appeal, including a welcoming reception area to greet visitors, a lift facilitating easy access to all floors, and an allocated parking space.

Location

The property is conveniently situated just a short stroll away from Bounds Green Tube Station and New Southgate Train Station, merely 0.6 miles away, providing easy access to the Piccadilly Line. Additionally, for those traveling by car, direct entry to the A406 North Circular is readily available from the premises.









Availability

Lease	New Lease
Rent	£42,182 per annum
Rates	Applicants are to make their own enquiries to The London Borough of Haringey.
Service Charge	£2,500 per annum Estimated.
VAT	Applicable
EPC	B (27)

Contact

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