

# TEALDOWN WORKS

CLINE ROAD, BOUNDS GREEN, N11 2LX

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# 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





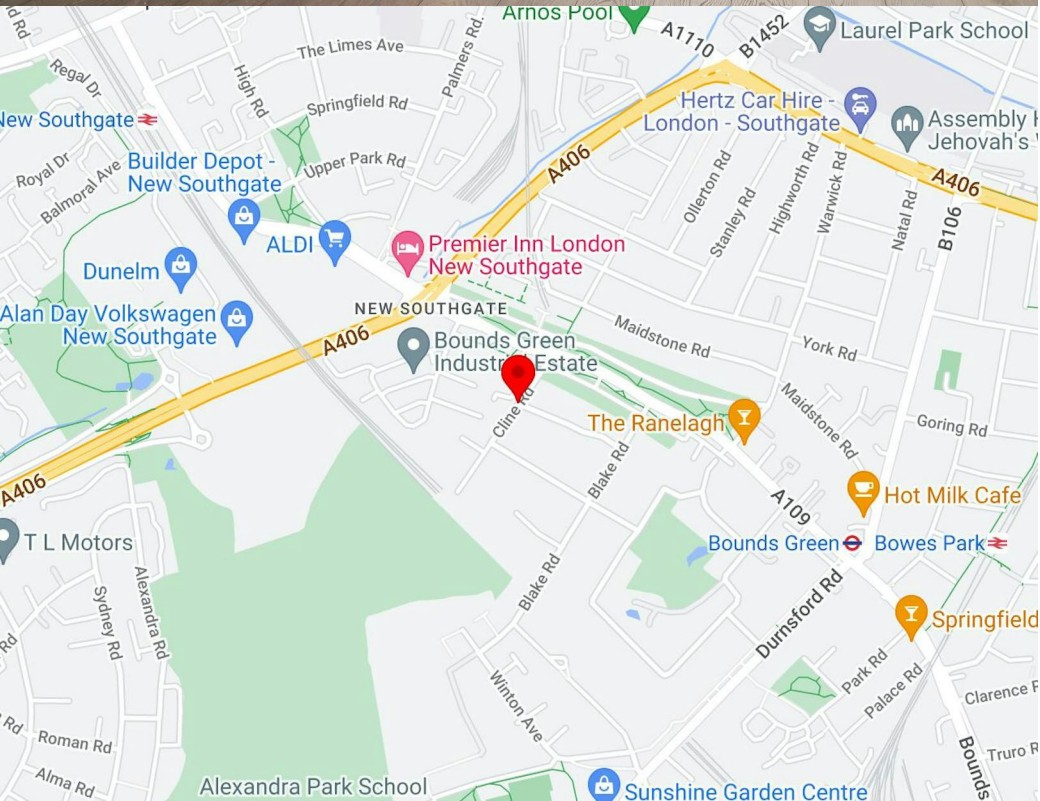
## Description

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

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<b>Lease</b>	New Lease
<b>Rent</b>	£42,182.00 per annum
<b>Rates</b>	Applicants are to make their own enquiries to The London Borough of Haringey.
<b>Service Charge</b>	£2,500 per annum Estimated.
<b>VAT</b>	Applicable
<b>EPC</b>	B (27)

# Contact

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## Ethan Shine

020 3355 1555 | 07792 781 096  
ethan@forestrealestate.co.uk

## Cormac Sears

020 3355 1555 | 07850 399 627  
cormac@forestrealestate.co.uk

## North London Office

1 Bridge Lane, London, NW11 0EA  
020 3355 1555

## Watford Office

1a Local Board Road, Watford, WD17 2JP  
01923 911 007

[www.forestrealestate.co.uk](http://www.forestrealestate.co.uk)  
[info@forestrealestate.co.uk](mailto:info@forestrealestate.co.uk)

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**F O R E S T**  
R E A L E S T A T E

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