



**STRETTONS**

EST 1931



# TO LET

**1st Floor & 2nd Floor, UNIT  
2 TEALEDOWN WORKS,  
CLINE ROAD, N11 2LX**

6,400 sq ft / 594 sq m

Creative studios / Workshop/ Storage  
Short walk from Bounds Green Tube Station





# 1st Floor & 2nd Floor, UNIT 2 TEALDOWN WORKS, CLINE ROAD, N11 2LX

## Description

The property comprises a new build 3 storey commercial building suitable for a variety of uses. Each floor has been finished to a high standard, with new bathrooms and kitchens on each floor, which are served by a passenger lift from the entrance lobby. The top floor in particular benefits from good natural light from the extensive windows and roof lights.

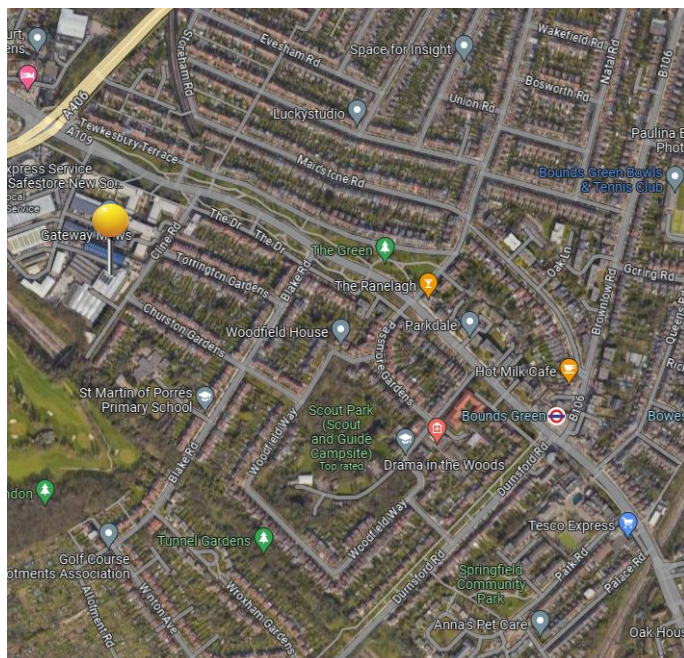
- On-site parking
- Electric Vehicle Charging Points
- Fitted Kitchen
- W/C facilities
- Heating, Ventilation and Air Conditioning
- 3 Phase Power

## Location

Tealedown 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

	Sq ft	Sq m
First Floor	3,200	297
Second Floor	3,200	297
Total Internal Area	6,400	595



<b>Rent</b>	£96,000
<b>Lease</b>	A new Full Repairing and Insuring Lease on terms to be agreed
<b>VAT</b>	Payable
<b>Business Rates</b>	To Be Assessed

## Contacts

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**Further Information** [View on Website](#)

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