1 TEXTILE HOUSE CLINE ROAD, LONDON, N11 2LX

FOR RESTATE

TO LET

3,714 SQ FT

Industrial Unit located in Bounds Green with parking available.

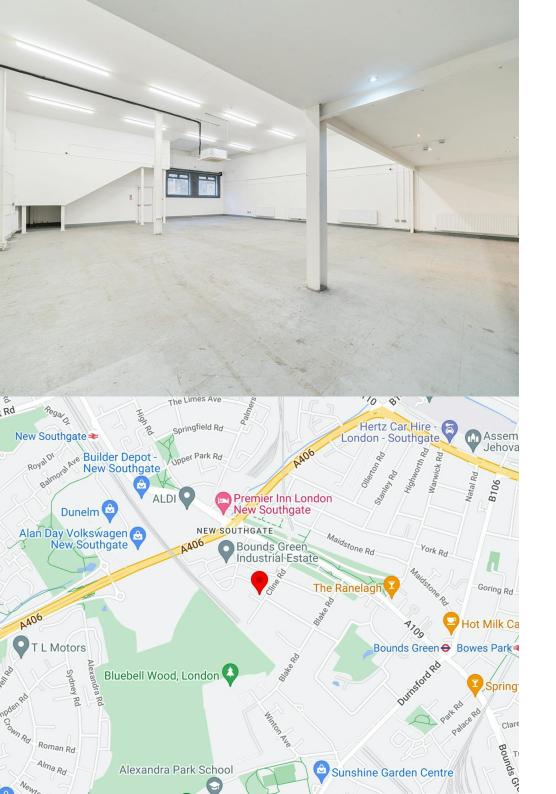
Key Features

- Suitable to a variety of industrial occupiers
- Security Shutter
- Ceilings heights up to 4.45m
- Gas heating
- Additional parking available on Cline Road

- 3 phase power
- Kitchenette
- Comfort Cooling
- On-site parking







Description

This industrial unit comprises of ground floor space which is protected by a security shutter.

There is parking available on-site located directly in front of the unit, where there are also no restrictions on Cline Road allowing for further parking availability.

Property benefits from both comfort cooling and gas heating, as well ceiling heights up to 4.45m.

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

The accommodation comprises the following areas:

sq ft	sq m	Availability	020 3355 1555 07850 399 62 cormac@forestrealestate.co.
3,714	345.04	Available	Ethan Shine 020 3355 1555 07792 781 096
3,714	345.04		ethan@forestrealestate.co.u
New Lease			North London Office 1 Bridge Lane, London, NW11 020 3355 1555
Rent on application			Watford Office 1a Local Board Road, Watford 01923 911 007
£11,227.50 per annum			18a Victoria Park Square, Lor 020 3370 4470
£3,500 per annum Inclusive of building insurance.			www.forestrealestate.co.uk
Applicable			info@forestrealestate.co.uk
			JOINT AGENTS
On applicatior	1		Alex Doyle (Cushman & Wal 07826 537141
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Contact

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