

# 1 TEXTILE HOUSE

CLINE ROAD, LONDON, N11 2LX

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FOREST  
REAL ESTATE



# 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

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## 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:

Name	sq ft	sq m	Availability
Ground	3,714	345.04	Available
<b>Total</b>	<b>3,714</b>	<b>345.04</b>	
<b>Lease</b>	New Lease		
<b>Rent</b>	£63,138 per annum		
<b>Rates</b>	£11,227.50 per annum		
<b>Service Charge</b>	£3,500 per annum Inclusive of building insurance.		
<b>VAT</b>	Applicable		
<b>EPC</b>	On application		

# Contact

## Cormac Sears

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## Ethan Shine

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## North West London Office

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## JOINT AGENTS

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