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.

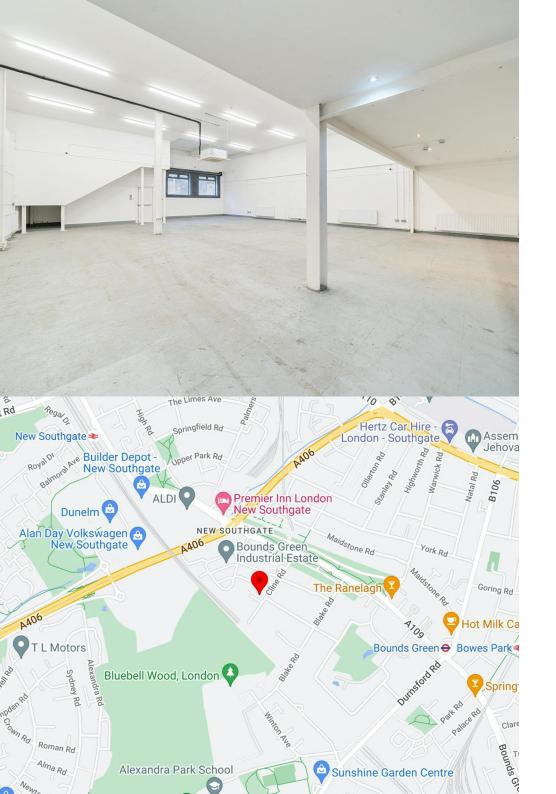
Key Features

- 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:

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

Contact

Cormac Sears 020 3355 1555 07850 399 627 cormac@forestrealestate.co.uk
Ethan Shine 020 3355 1555 07792 781 096 ethan@forestrealestate.co.uk
North West London Office 1 Bridge Lane, London, NW11 0EA 020 3355 1555
Watford Office 1a Local Board Road, Watford, WD17 2JP 01923 911 007
East London Office 18a Victoria Park Square, London, E2 9PB 020 3370 4470
www.forestrealestate.co.uk info@forestrealestate.co.uk
JOINT AGENTS
Alex Doyle (Cushman & Wakefield) 07826 537141 Alexander.Doyle@cushwake.com

1 Textile House, Cline Road London, N11 2LX



The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/06/2024

Availability

The accommodation comprises the following areas:

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

Contact

Cormac Sears 020 3355 1555 | 07850 399 627 cormac@forestrealestate.co.uk **Ethan Shine** 020 3355 1555 | 07792 781 096 ethan@forestrealestate.co.uk North West London Office 1 Bridge Lane, London, NW11 OEA 020 3355 1555 Watford Office 1a Local Board Road, Watford, WD17 2JP 01923 911 007 East London Office 18a Victoria Park Square, London, E2 9PB 020 3370 4470 www.forestrealestate.co.uk

info@forestrealestate.co.uk

JOINT AGENTS

Alex Doyle (Cushman & Wakefield) 07826 537141 Alexander.Doyle@cushwake.com

1 Textile House, Cline Road London, N11 2LX



The above information contained within this brochure is subject to contract. These particulars are for general information only and do not constitute any part of an offer or contract. All statements contained therein are made without responsibility on the part of the vendors or lessors and are not to be relied upon as statement or representation of fact. Intending purchasers or lessees must satisfy themselves, by inspection, or otherwise, as to the correctness of each of the statements of dimensions contained in these particulars. Generated on 05/06/2024