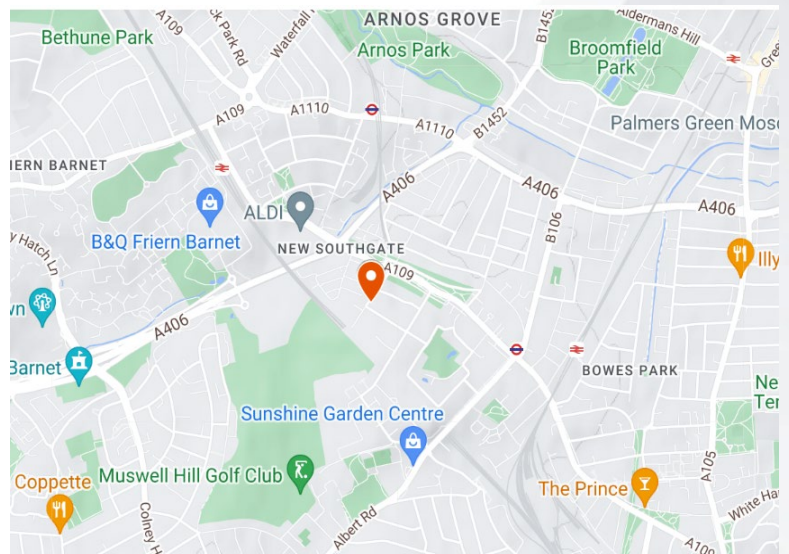




KEY HIGHLIGHTS

- Available immediately
- Secure estate
- Electric roller shutter
- 3-phase power
- Quick access to A406
- Kitchen facilities
- W/Cs
- Comfort cooling & central heating
- Close proximity to Bounds Green Underground (Piccadilly Line) & New Southgate Rail Station



For more information please contact:

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Forest Real Estate

Tel: 020 3355 1555

DESCRIPTION

The premises comprises a 3,742 sq ft open plan warehouse/light industrial unit offering loading facilities to the front and full height warehouse/storage space to the rear.

The unit benefits from WC facilities, a kitchen and comfort cooling/central heating throughout.

ACCOMODATION (GIA)

	SQ FT	SQ M
Ground Floor	3,724	345.97
TOTAL	3,724	345.97

LOCATION

Textile House is located on Cline Road, New Southgate, and neighbours Bounds Green Industrial Estate.

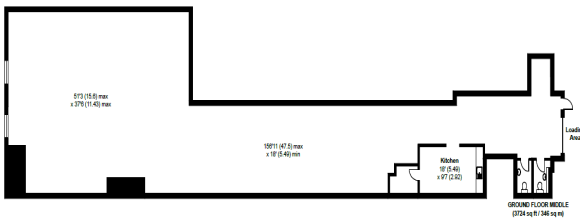
The unit is well served by transport connections, offering quick access to the North Circular (A406) (0.3 miles), as well as both underground and national rail train services through Bounds Green and New Southgate stations respectively.

TRANSPORT	DISTANCE	DRIVE TIME
North Circular (A406)	0.3 miles	2 minutes
Bounds Green Station	0.5 miles	3 minutes
New Southgate Railway Station	0.7 miles	4 minutes
M1 (J1)	5.6 miles	12 minutes

Source: Google Maps



FLOOR PLAN



RENT

We are quoting £17 per sq ft.

EPC

Available on request.

VAT

All prices and outgoings are exclusive of but may be liable for VAT.

LEGAL COST

Each party is to be responsible for their own legal costs incurred in the transaction.

TERMS

The unit is available on a leasehold basis. Rents and further information are available upon request.

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The Misrepresentation Act 1967.

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