



## 1C Textile House

Cline Road, London, N11 2LX

### Ground Floor Light Industrial / Warehouse Unit To Let

**3,724 sq ft**

(345.97 sq m)

- Electric roller shutter
- Well presented throughout
- Direct access to the A406 North Circular
- Comfort cooling air conditioning & heating
- Fitted kitchen & store room
- W/Cs
- 0.9 miles from Bounds Green Piccadilly underground station
- Located in a secure self contained estate
- Central heating supply

# 1C Textile House, Cline Road, London, N11 2LX

## Summary

Available Size	3,724 sq ft
Rent	£74,480.00 per annum
Rates Payable	£11,520 per annum
Rateable Value	£22,500
VAT	To be confirmed
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

## Description

The unit comprises a open plan ground floor warehouse unit comprising 3,724 sqft. The unit is well presented throughout and benefits from an electric roller shutter at the front of the premises, a fitted kitchen, a store room, toilets and a full height warehouse space to the rear with separate loading. There is also office space with meetings room in the premises with new flooring to be provided in due course.

## Location

The premises are situated within a secure estate on Cline Road. Bounds Green Tube Station is located within walking distance of the premises (0.9 miles) which is served by the Piccadilly Line. By road, there is direct access to the A406 North Circular and the M1 Motorway.

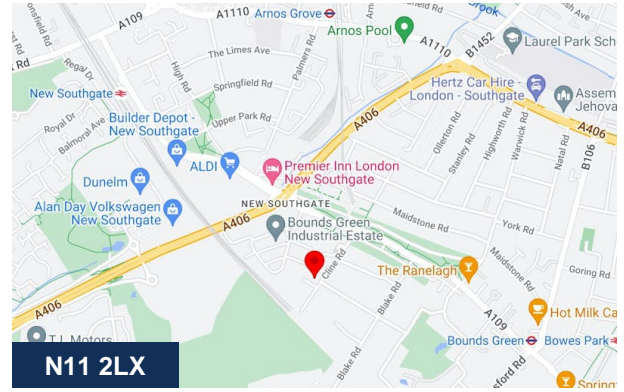
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	3,724	345.97	Available
<b>Total</b>	<b>3,724</b>	<b>345.97</b>	

## Video

● - <https://vimeo.com/915927077?share=copy>



## Viewing & Further Information



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