

TO LET

UNIT 3, FLOOR 2,
TEALEDOWN WORKS,
CLINE ROAD, LONDON,
N11 2LX



New Build Office Floor/Studio Space – To Let

Modern Second floor of approx. 3,013 sqft available

| Key Features

- Reception area
- Solar power installation
- Fitted kitchen and toilet facilities
- Fully fitted office
- Air cooling and heating
- Large lift
- 3 phase power

For further information, please contact:


david charles
property consultants

George Moriarty - 020 8429 9003
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T 020 8866 0001 E info@davidcharles.co.uk
davidcharles.co.uk

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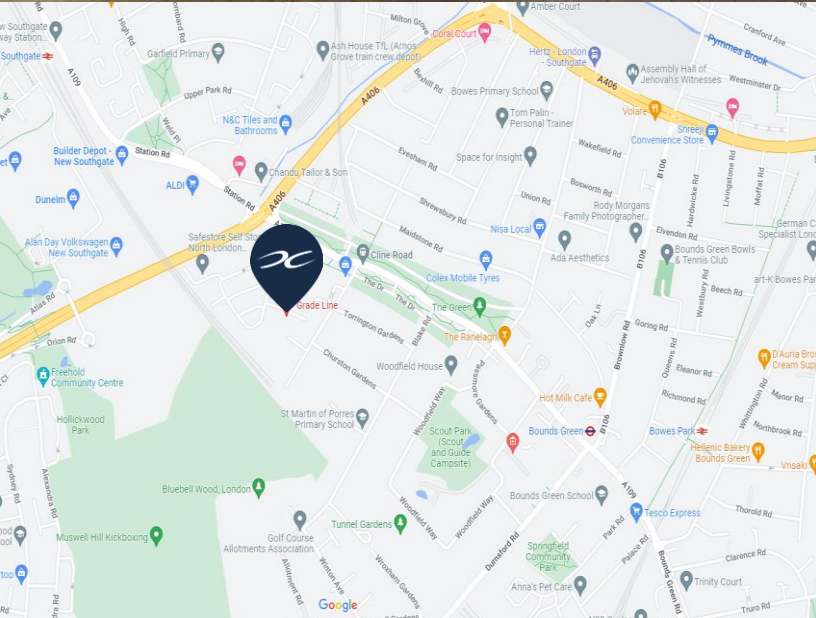


Location

The premises are within walking distance of Bounds Green Tube Station (0.6 miles) which is served by the Piccadilly Line. By road, there is direct access to the A406 North Circular.

The Property

The property comprises of a fully fitted, open plan office situated on the second floor of a newly built office/light industrial building. The space is predominantly open plan with the benefit of comfort cooling air conditioning and a fully fitted kitchen and toilets.



Floor Areas

3,013 sqft

Rent

42,182.00 per annum

Business Rates

All prospective tenants should make their own enquires with the local authority to establish the potential rates liable for the unit.

Viewings

Strictly through appointments with sole agents only:-

George Moriarty

T: 020 8429 9003

E: george@davidcharles.co.uk

Lily O'Donnell

T: 020 8429 9009

E: lily@davidcharles.co.uk



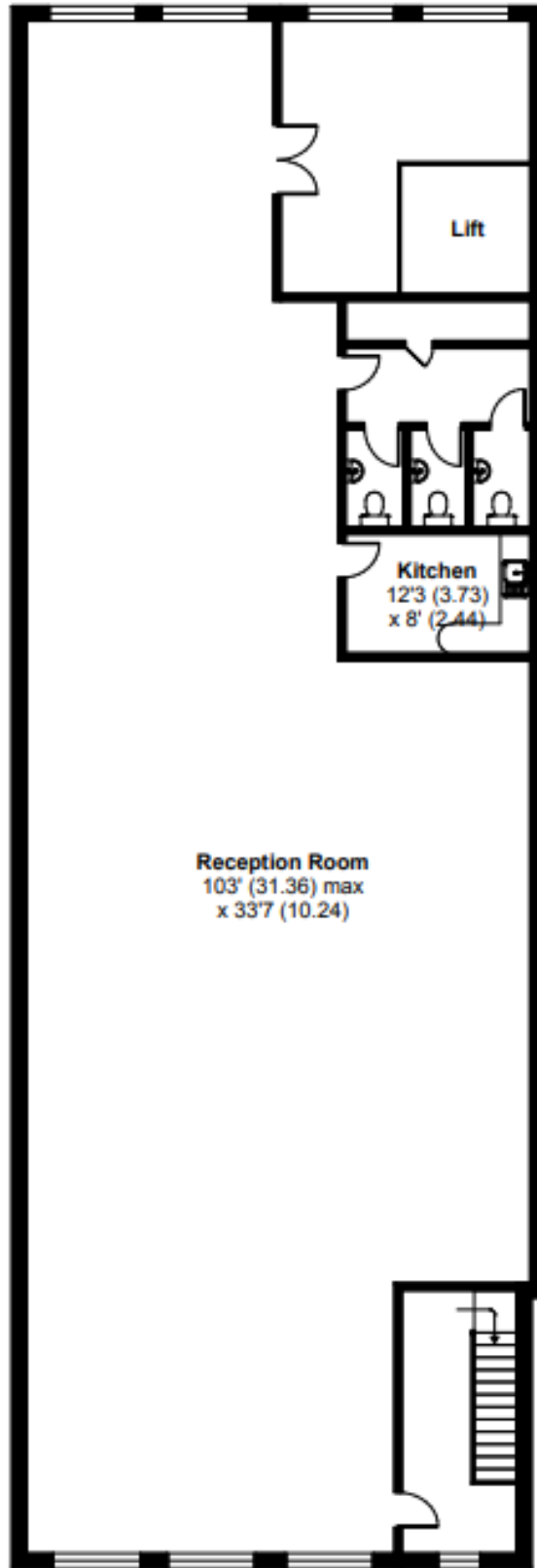
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SECOND FLOOR