



**STRETTONS**

EST 1931



# TO LET/ MAY SELL

**2A , 1<sup>st</sup> FLOOR UNIT  
2 TEALEDOWN WORKS,  
CLINE ROAD, N11 2LX**

2,950 sq ft

Creative studios / Workshop/ Storage  
Short walk from Bounds Green Tube Station





# 2A, FIRST FLOOR, UNIT 2 TEALDOWN WORKS, CLINE ROAD, N11 2LX

## Description

The property comprises a new build 3 storey commercial building suitable for a variety of uses. The unit has been finished to a high standard, with new bathrooms and kitchens on each floor, which are served by a passenger lift from the entrance lobby. The unit benefits from good natural light from extensive windows and on-site parking

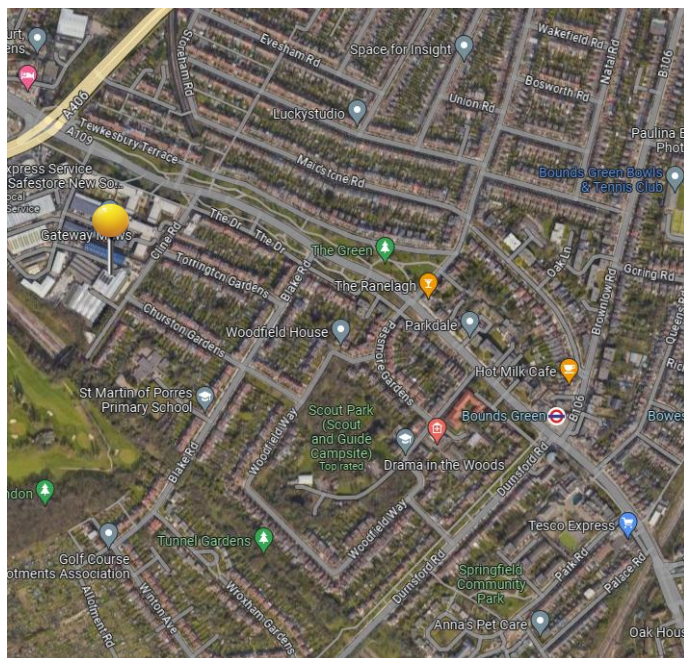
- Electric Vehicle Charging Points
- Fitted Kitchen
- W/C facilities
- Heating, Ventilation and Air Conditioning
- 3 Phase Power

## Location

Tealtdown Works is situated on the Bounds Green Industrial Estate, an established industrial area on the south side of the A406 North Circular Road. The A406 provides northbound connections out of London via the M1, A1, A10 and M11, whilst Bounds Green tube station (Piccadilly Line) is an approx.8-minute walk, providing connections into Central London.

## Accommodation

	Sq ft	Sq m
2A First Floor	2,950	274



## Terms

£40,000 per floor on a new Full Repairing and Insuring Lease on terms to be agreed.

Alternatively, freehold terms can be discussed on application

## VAT

Payable

## Business Rates To Be Assessed

## Contacts

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**Further Information** [View on Website](#)

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