



**STRETTONS**  
EST. 1931



# TO LET

**Unit 4 Tealdown Works, Cline Road, Bounds Green,  
N11 2LX**

Mid-terrace warehouse  
4,644sq ft / 431.44sq m



**INDUSTRIAL TO LET**

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# Unit 4, Tealdown Works, Cline Road, Bounds Green, N11 2LX

## Description

The property comprises a mid-terrace warehouse with brickwork elevations and a north light roof.

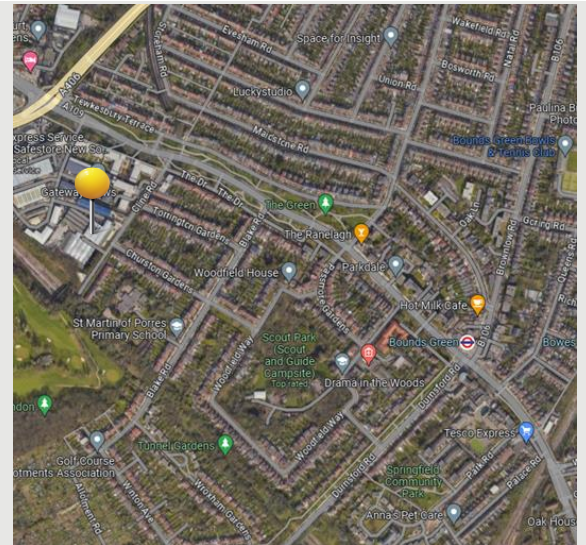
The front of the ground floor offers a loading area alongside ancillary space consisting of w/c's, offices, a kitchenette and first floor office space. To the rear is the main warehouse space which is currently partitioned into two sections by a stud wall. The unit benefits from three phase power, gas supply and strip lighting..

## Location

Tealdown 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

	FT <sup>2</sup>	M <sup>2</sup>
Ground Floor	3,965	368.36
First Floor	679	63.08
<b>Total Internal Area</b>	<b>4,644</b>	<b>431.44</b>



<b>Rent</b>	<b>£50,000 per annum</b>
<b>Terms</b>	<b>Available by way of assignment. The existing lease expires 20 July 2029</b>
<b>EPC</b>	<b>TBC</b>
<b>VAT</b>	<b>TBC</b>
<b>Rateable Value</b>	<b>£31,500</b>

## Contacts

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

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