



GILMARTIN LEY

Virtual Freehold Industrial Unit For Sale - London N11

on behalf of Bank of Cyprus

**Unit 6, Block 7 Tealedown Works
Cline Road,
Bounds Green,
LONDON, N11 2LX**



Area

Gross Internal Area: 306 sq.m. (3,288 sq.ft.)

Price

Offers in excess of £250,000 subject to contract

Property Description

The property is located on the ground floor of a two storey building, predominantly open plan storage space, which is currently racked out for archive storage. The unit is accessed via a pair of metal plated double doors. The property benefits from gas-fired central heating system, kitchen and separate male & female WC facilities.



- > Excellent transport communications
- > North Circular Road (A406) is 0.2 km (0.12 miles) to the north west.
- > Bounds Green London Underground and New Southgate Railway Stations under 0.8 km (0.5 miles) distant
- > Currently racked out for archive storage
- > Floor to ceiling height 2.3 metres (7.5 feet)
- > Three phase power supply
- > Gas central heating
- > Kitchen
- > Separate male & female WC facilities

| Accommodation | Area sq.m. | Area sq.ft. | Comments |
|---------------|------------|-------------|----------|
| Ground Floor | 305.53 | 3,288 | |



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Property Location

The subject property is located to the north-west of Cline Road accessed via Ring Way, which runs through the well established Bounds Green Industrial Estate just off Bounds Green Road (A109). The property has excellent transport communications. The North Circular Road (A406) is less than 0.2 km (0.12 miles) from the property.

Bounds Green London Underground Station (Piccadilly Line) is located 0.8 km (0.49 miles) to the south-east of the property, providing a journey time to Finsbury Park London Underground Station (Piccadilly & Victoria Lines) of 9 minutes. New Southgate Railway Station (Great Northern Line) is 0.76 km (0.47 miles) to the north-west. There are also a number of bus routes operating along Bounds Green Road (A109).

Other occupiers on the Bounds Green Industrial Estate include Topps Tiles, Seltex Wallcoverings and Safestore Self Storage amongst others.

2015 Rateable Value £16750.00

Estimated Rates Payable £7135 per annum

Service Charge p.a. see legal pack

Terms For sale - Long leasehold interest (virtual freehold) 999 years from 1987. Ground rent £50 per annum.

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Haringey

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <http://www.gilmartinley.co.uk/properties/22991>
Drainage and water search
Local Authority search
SIM search
Replies to CPSE1
Environmental
Service charge statement dated 24th September 2013
General contract for sale
Draft Transfer
Chancel check
Example chancel indemnity
Enquiries of the freeholder
Deed of easement dated 7th March 1989
Transfer dated 18th September 1987
Deed dated 1st September 1987
Land registry map excerpt
SIM search application
Title Document (Plan) 1
Title Document (Register) 1
Title Document (Deed)
Title Document (Plan)2

<http://www.gilmartinley.co.uk/properties/for-sale/b8/bounds-green/london/n11/22991>

Our ref: 22991

Property Investment and Development Consultants
Commercial Estate Agents and Valuers
Chartered Surveyors and Estate Managers
Property Experts for North London

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Title Document (Register) 2
Bids requirement
Utilities and business rates bills
Insurance and ground rent information
Energy Performance Certificate
999 year lease from 1987
Asbestos Report
Floor Plan

Last Updated: 31 Jul 2017

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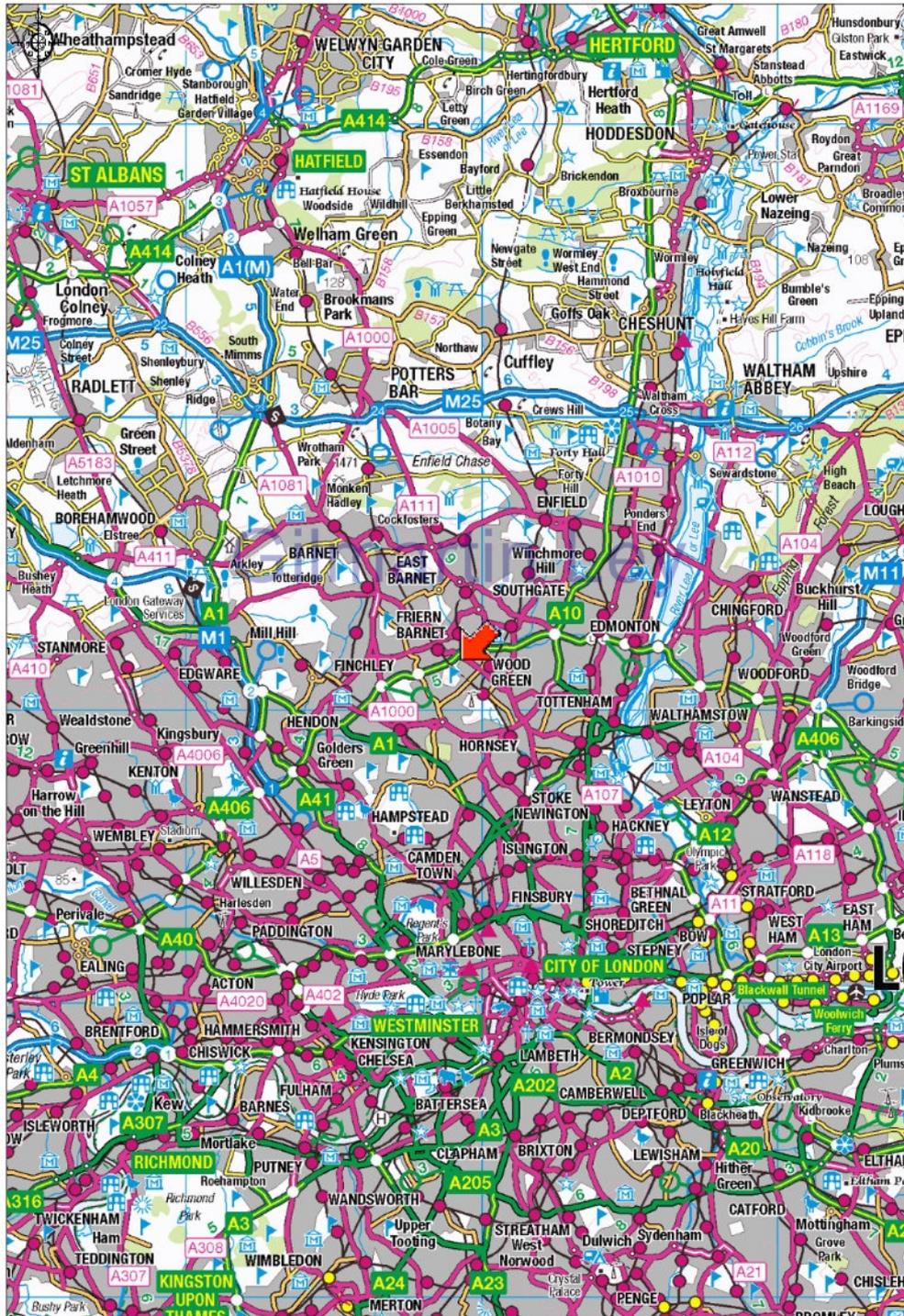


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