



Open Storage with Flexible Use

6 Morson Road is located within one of North London's most established industrial and logistics hubs. It is an exceptionally well located industrial open storage plot benefiting from excellent transport connections. The A1055, A10 and A406 (North Circular Road) offer fast access to Central London, the M25 (J25) and key arterial routes across Greater London and the South East. The plot lies within good proximity to Ponders End Station (London Overground), offering direct links to Tottenham Hale and London Liverpool Street, making it accessible for staff commuting from across North and East London.



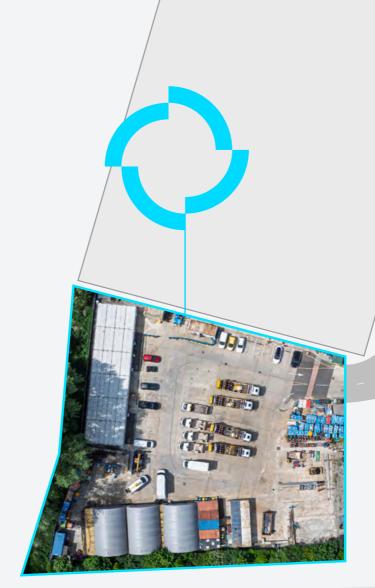
	SQ FT	ACRES
6 Morson Road	52,276	1.2

Lease Terms

The plot is available on a new lease direct from the landlord.

Rent

Available upon application.







52,276 SQ FT / 1.2 ACRES



Drive Times

戻 (From Brimsdown Station)	Journey Time
Ponders End	2 Mins
Tottenham Hale	13 Mins
London Liverpool St	22 Mins

Miles	Drive Time
15.4	30 Mins
28.1	40 Mins
27.0	50 Mins
33.6	50 Mins
	15.4 28.1 27.0

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<u> </u>	Miles	Drive Time
A10	2.2	7 Mins
A406	2.5	8 Mins
M25 (J25)	4.3	15 Mins
M11 (J6)	11.2	20 Mins
A1 (M) (J1)	12.8	25 Mins
<u>.</u>	Miles	Drive Time
Tilbury Docks	28.8	45 Mins
London Gateway	31.0	50 Mins
Felixstowe	85.6	1 Hr 45 Mins

\mathbf{Q}	Miles	Drive Time
Enfield	3.1	10 Mins
Tottenham	4.4	10 Mins
Walthamstow	5.4	12 Mins
City of London	10.5	35 Mins
West End	11.2	40 Mins
Luton	33.0	50 Mins



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