

FOR SALE FREEHOLD SITE

6 MORSON ROAD

Enfield, EN3 4NQ



For identification purposes of yard only

Key Highlights

- Total Site area of approx 121acres (0.489 hectares).
- Good transport connectivity with direct access to A406 (North Circular Road), A10 and national motorways thereafter.
- Positive pre-application for change of use from Sui generis to B2/B8 consent.
- Securely fenced and fully lit site.
- Heavy duty concrete surface.

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Location

The subject site is located in the London Borough of Enfield approximately 11 miles (17.7 km) from Central London. More specifically, the site is situated in the south eastern corner of the Meridian Business Park, which hosts a cluster of industrial and logistics warehouses, notably including established parcel delivery occupiers, DHL and DPD. Immediately to the south of the site lies Lee Valley Golf Course which forms part of the Green belt.

The site benefits from good transport connectivity. It has access onto the A1055 via Morson Road, which in turn provides access to the A406 (North Circular Road), A10 and national motorway networks thereafter. The site can also be accessed by rail, with the Ponders End railway station providing a regular service to London Liverpool Street Station. This station is only 0.5 miles (0.8 km) away, with it being adjacent to the Business Park.

Description

The site itself is approximately 121 acres (0.489 ha) broadly rectangular in shape. It comprises a fully concreted hard standing plot, that is gated and securely fenced around the perimeter.

Access Road

The total freehold area under title number AGL209741 comprises 2.26 acres, which includes part of Morson Road. However the road section, as demonstrated on the highlighted section of the map, forms a publicly adopted highway. The main usable site area therefore remains at c.1.121 acres.

Tenure

The site is available on a freehold basis.

Planning

Whilst the current use class on site is sui generis, following discussion with the principle planning officer at Enfield Council, redevelopment of the site for B2/B8 purposes is 'acceptable in principle'. It is therefore likely that planning consent can be achieved.

Legal

We are advised the property is owned freehold under title No. AGL209741.

Viewings

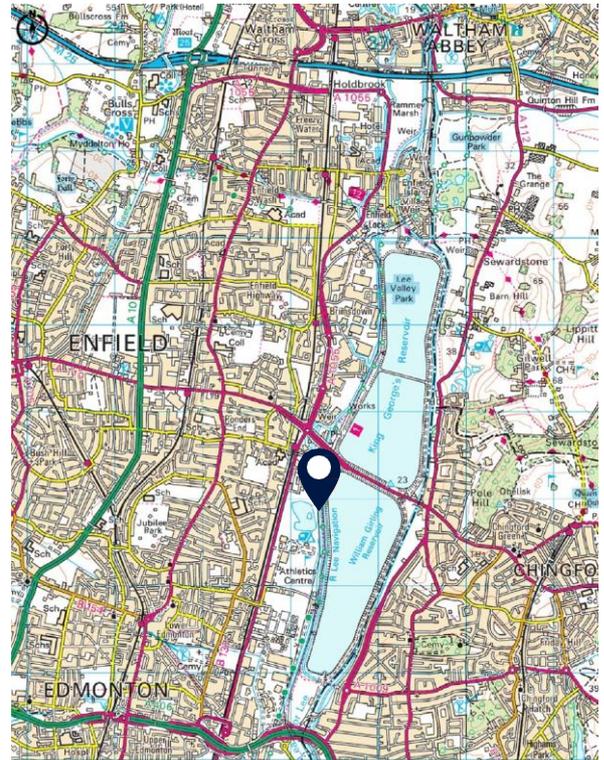
Site viewings can be arranged through the sole agent.

Offers

Unconditional offers for the freehold interest are to be submitted by informal tender by a date to be confirmed. Further details regarding the bidding process will be provided to all interested parties

Information

For further information please contact the sole agent, Savills.



Contact

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