

POWER
TO BE UPGRADED TO
750 kVA



DELTA56

56,628 FT²
FULLY REFURBISHED

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ



[WHAT3WORDS.COM/EARLY.ENVY.ENTRY](https://www.what3words.com/early.envy.entry)



DELTA56

arrowxl

LONDON FILM STUDIOS

amazon

BEAVERTOWN



ENFIELD MOBILE TYRES

NETFLIX



WarburtonS

SIEMENS

CENTRAL LONDON

A406
4 miles



RONDERS END

TOOLSTATION

MATALAN

makro

Madex

MOLLISON AVENUE

Kelly Group



BRIMMSDOWN

dpd

M25
J25 - 4 miles

MILLMARSH LANE



DELTA56

BIZKARTS

eurocell



DELTA56

READY FOR IMMEDIATE OCCUPATION

DELTA56 is situated at the entrance to the established Delta Park industrial estate in Enfield. The premises consist of a warehouse with two ground level loading doors, four dock level loading doors along with a secure yard, HGV parking and separate car parking provision.

The warehouse itself is a detached unit of steel portal frame construction. The property benefits from a clear internal height of 11.2m and has two storey fitted offices.

Local occupiers include:

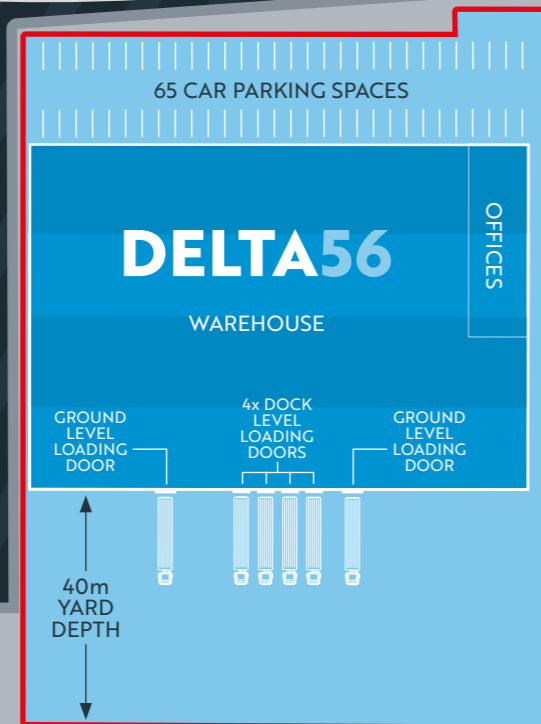


← Mollison Avenue (A1055)

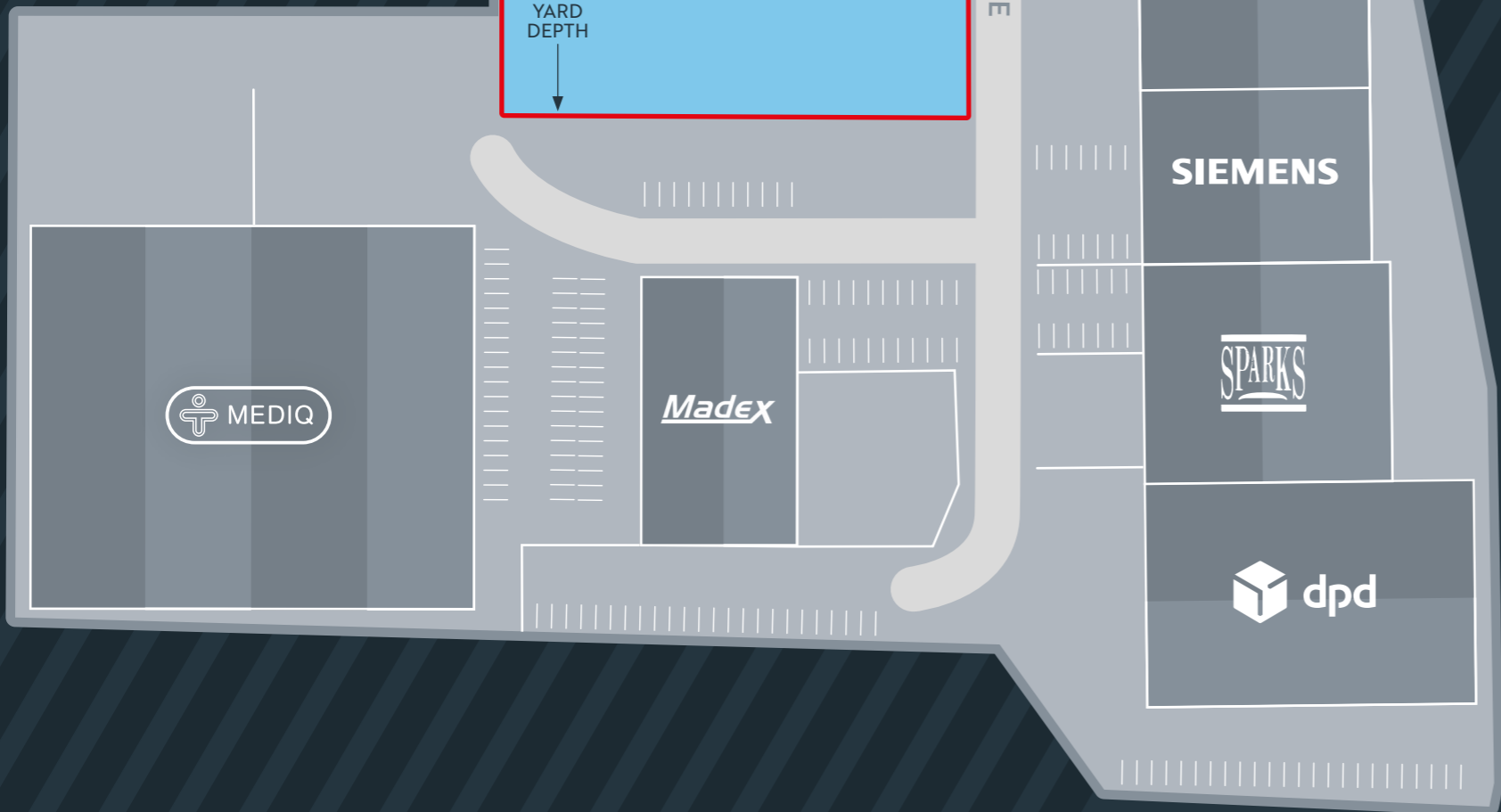


DELTA56

MILLMARSH LANE



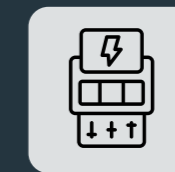
MILLMARSH LANE



DELTA56	FT ² (GEA)	M ² (GEA)
Ground Floor Office	3,315	308
First Floor Office	3,315	308
Warehouse	49,998	4,645
TOTAL	56,628	5,261



FULLY REFURBISHED



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LARGE SECURE CONTAINED YARD



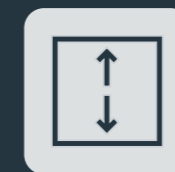
11.2M CLEAR INTERNAL HEIGHT



2 GROUND LEVEL LOADING DOORS



4 DOCK LEVEL LOADING DOORS



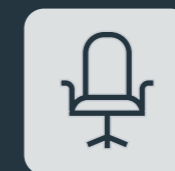
40m YARD DEPTH



65 CAR PARKING SPACES



7 HGV SPACES + WASH BAY



FULLY-FITTED OFFICES



EPC RATING B-40



LED LIGHTING THROUGHOUT



DELTA56



56,628 FT²
FULLY REFURBISHED



SAT NAV EN3 7QJ



OVER 4 MILLION PEOPLE
within a 40 minute drive



OVER 1.6 MILLION HOUSEHOLDS
within a 40 minute drive



£670 GROSS WEEKLY PAY
compared to the £728 London average



ROAD	DISTANCE	DRIVE-TIME
Mollison Avenue (A1055)	0.6 miles	3 mins
A10	2.2 miles	10 mins
J25 M25	3.8 miles	13 mins
A406 North Circular	4 miles	16 mins
J6 M11	11 miles	19 mins
Central London	13 miles	37 mins

RAIL - FROM BRIMSDOWN	JOURNEY-TIME
Tottenham Hale	4 mins
London Liverpool Street	9 mins

AIRPORT	DISTANCE	DRIVE-TIME
City Airport	16 miles	35 mins
Stansted Airport	30 miles	44 mins
Heathrow Airport	41 miles	1 hr 3 mins





DELTA56



**BNP PARIBAS
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Terms available on request.

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ

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Prepared January 2024. [8248-1] Designed by **threesixtygroup**