

POWER
TO BE UPGRADED TO
1 MVA



DELTA77

76,278 FT²

TO BE REFURBISHED
AVAILABLE Q2 2026

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ



WHAT3WORDS.COM/SITS.APPLES.SCRAP



DELTA77

arrowxl

LONDON
FILM STUDIOS

amazon

BEAVERTOWN

DHL



THE Range

WarburtonS

SIEMENS

CENTRAL LONDON

A406
4 miles

RONDERS END

makro

Madex

MOLLISON AVENUE

TOOLSTATION

MATALAN

BRIMSDOWN

DELTA 4

EVRI

Kelly Group

DELTA77

M25
J25 - 4 miles

MILLMARSH LANE

BIZKARTS

eurocell



AVAILABLE Q2 2026

DELTA77 is situated at the entrance to the established Delta Park industrial estate in Enfield. The premises consist of a detached warehouse of steel portal frame construction with 11.3m clear internal height and integral two storey fitted offices.

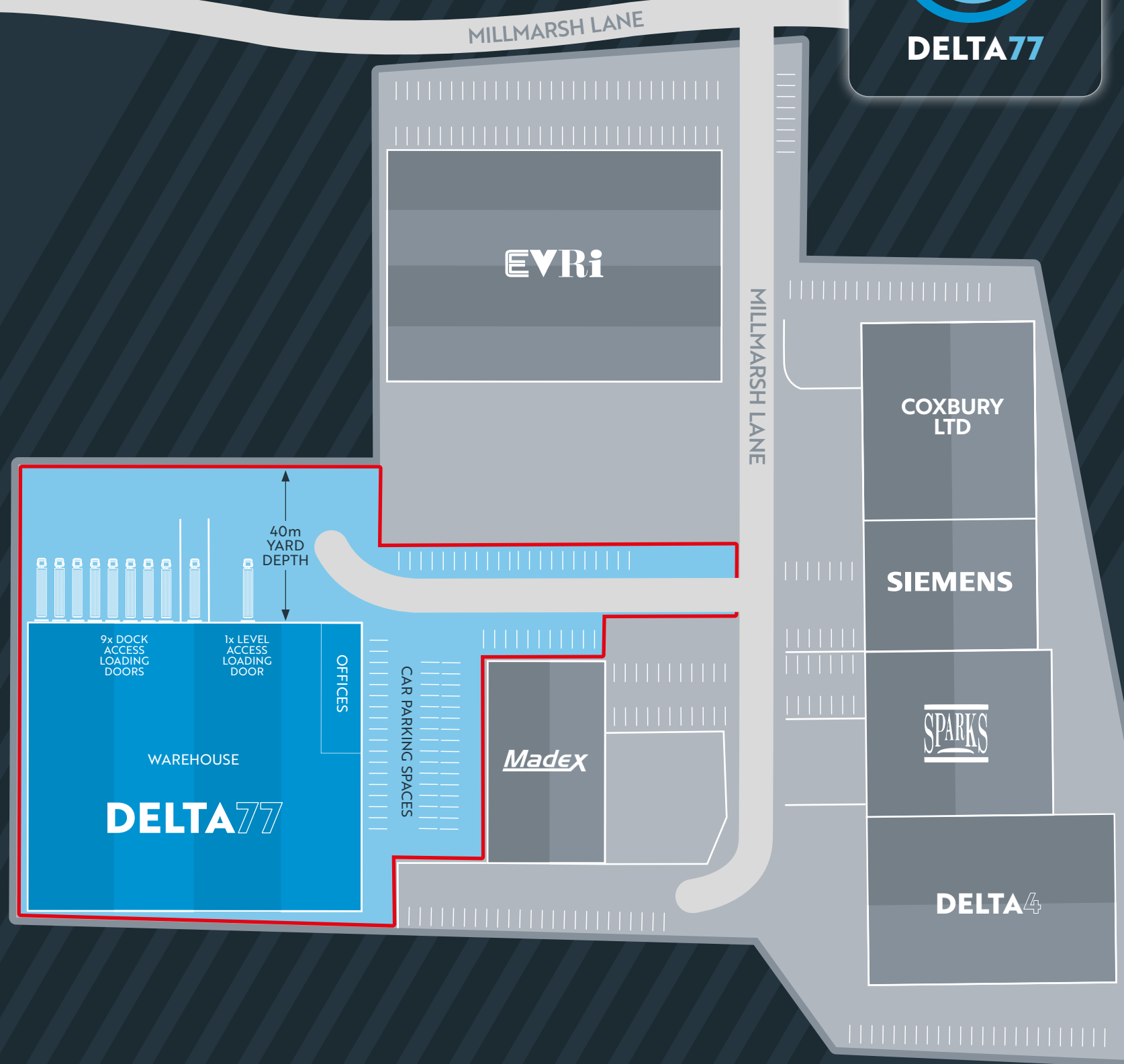
The warehouse benefits from a secure 40m deep yard with one ground level loading door, nine dock level loading doors and separate car parking provision.

Local occupiers include...

amazon **Madex** **SIEMENS** **WarburtonS**



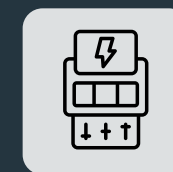
◀ Mollison Avenue (A1055)



DELTA77	FT ² (GEA)	M ² (GEA)
Ground Floor Warehouse & Ancillary Offices	62,225	5,780.9
First Floor Office	6,528	606.5
Second Floor Office	6,522	605.9
Third Floor Plant Deck	1,003	93.2
TOTAL	76,278	7,086.5



TO UNDERGO
EXTENSIVE
REFURBISHMENT



POWER TO BE
UPGRADED TO
1 MVA



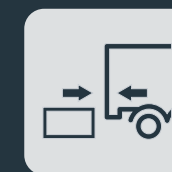
11.3M CLEAR
INTERNAL
HEIGHT



STRONG
ESG
CREDENTIALS



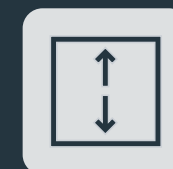
1 GROUND
LEVEL LOADING
DOOR



9 DOCK
LEVEL LOADING
DOORS



TARGETING
EPC
TBC



LARGE
40M DEEP
YARD



SECURE
FENCED
SITE

SAT NAV
EN3 7QJ



OVER 4 MILLION PEOPLE
within a 40 minute drive



OVER 1.6 MILLION HOUSEHOLDS
within a 40 minute drive



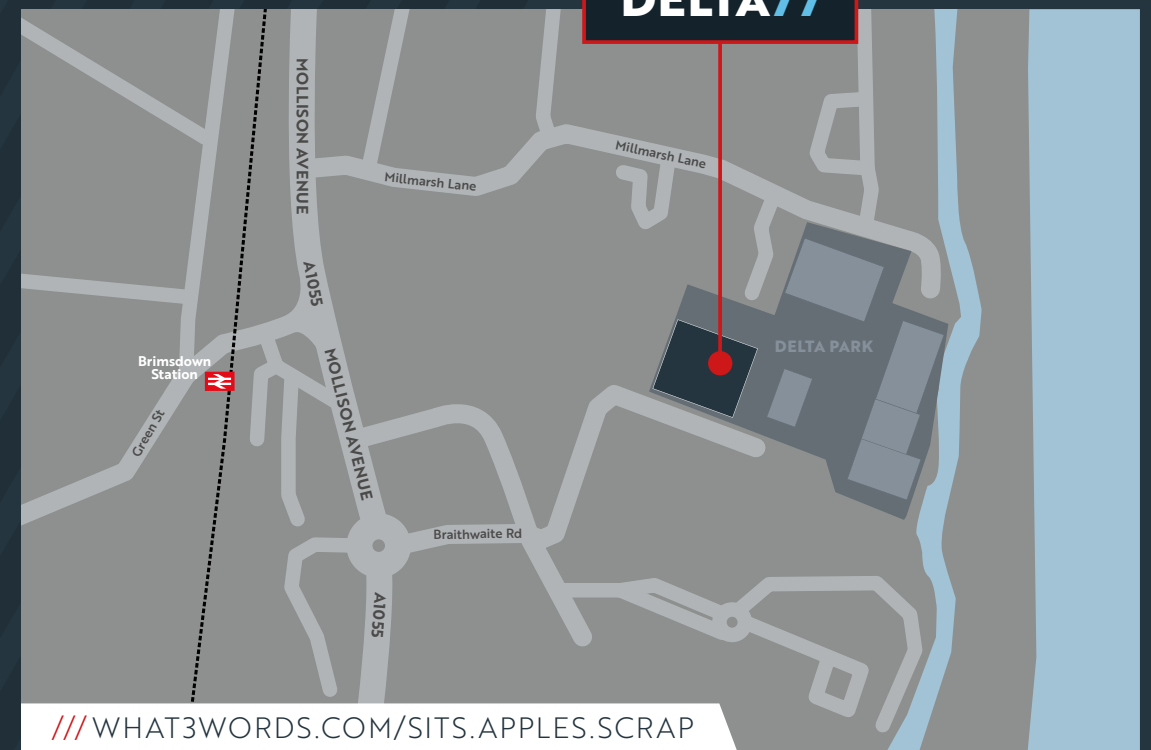
£670 GROSS WEEKLY PAY
compared to the £728 London average

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

All distances and times are approximate.
Sourced from Google Maps.

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



/// [WHAT3WORDS.COM/SITS.APPLES.SCRAP](https://www.what3words.com/sits.apples.scrap)



DELTA77



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DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ

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Prepared January 2026. [881]-1 Designed by **threesixtygroup**