



DELTA4

30,305 FT²

UNDER REFURBISHMENT
AVAILABLE Q2 2026

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ



[WHAT3WORDS.COM/CIVIC.URGENT.CAKES](https://www.what3words.com/civic.urgent.cakes)



DELTA4

arrowxl

LONDON
FILM STUDIOS

amazon

BEAVERTOWN

DHL



ENFIELD
MOBILE TYRES

THE Range

WarburtonS

SIEMENS

CENTRAL LONDON

A406
4 miles



RONDELS END

makro

Madex

Kelly Group

TOOLSTATION

MATALAN



BRIMSDOWN

DELTA4

EVRI

MOLLISON AVENUE

M25
J25 - 4 miles

BIZKARTS

eurocell



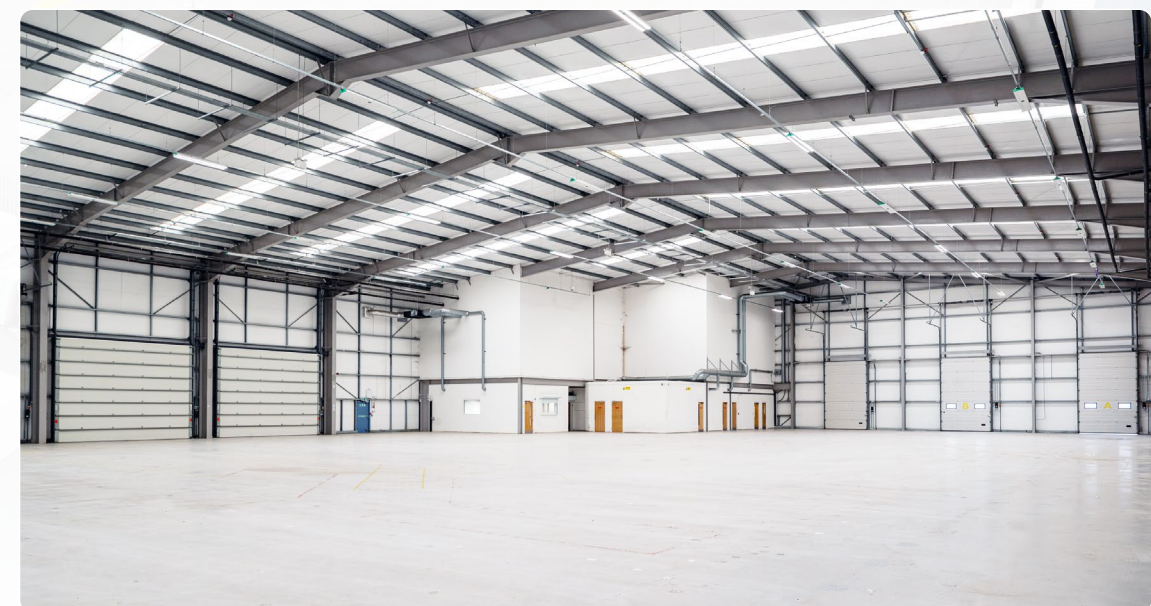
AVAILABLE Q2 2026

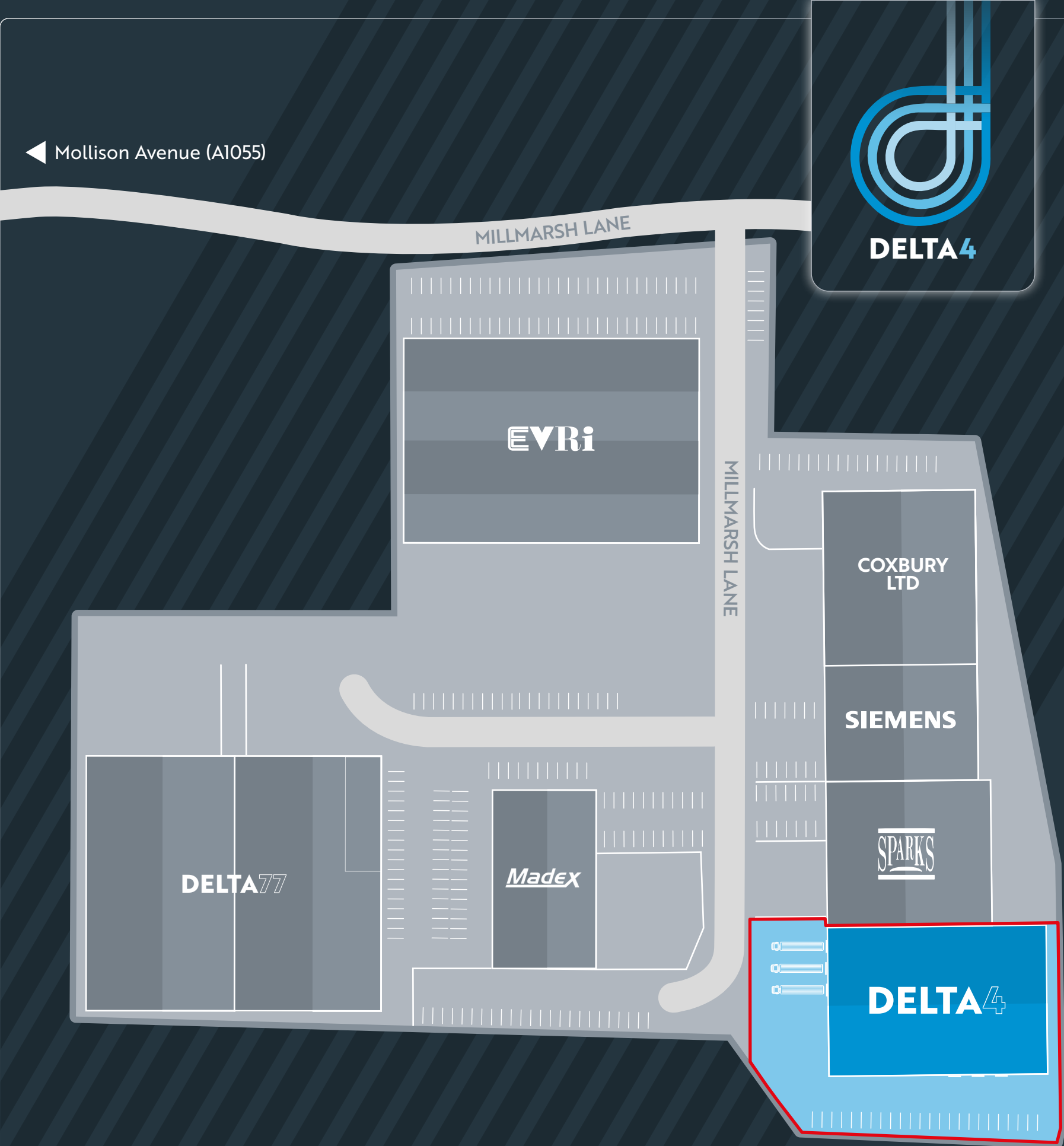
DELTA4 is situated on the established Delta Park industrial estate in Enfield. A modern semi-detached unit of steel portal frame construction with profile metal sheet cladding to the elevations and roof. The unit benefits from 6 ground level access loading doors, substantial dedicated yard, additional secure yard area and excellent car parking provision.

The property benefits from a clear internal height of 8.1m and has two storey fitted offices.

Local occupiers include:

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





Floor	Use	M ² (GEA)	FT ² (GEA)	M ² (GIA)	FT ² (GIA)
Ground Floor	Warehouse			2,152.65	23,171
	Office			294.08	3,165
Ground Floor Total		2,533.51	27,270	2,446.73	26,336
First Floor	Office	281.91	3,034	260.69	2,806
First Floor Total		281.91	3,034	260.69	2,806
TOTAL		2815.42	30,305	2,707.42	29,142



TO UNDERGO
EXTENSIVE
REFURBISHMENT



LOADING
ON TWO
ELEVATIONS



8.1M CLEAR
INTERNAL
HEIGHT



STRONG
ESG
CREDENTIALS



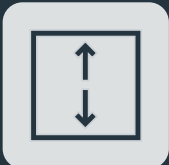
6 GROUND
LEVEL LOADING
DOOR



ESTABLISHED
INDUSTRIAL
ESTATE



38 CAR
PARKING
SPACES



LARGE FLEXIBLE
YARD AREAS TO SUIT
REQUIREMENTS



SECURE
FENCED
SITE



DELTA4



30,305 FT²
AVAILABLE Q2 2026





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





DELTA4



**BNP PARIBAS
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Terms and EPC available on request.

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ

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Prepared February 2026. [9545-1] Designed by **threesixtygroup**