DELTA4

PRIME LONDON WAREHOUSE UNIT

TO LET: 30,064 FT²

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ

WHAT3WORDS.COM/CIVIC.URGENT.CAKES

DELTA4

arrowxl

LONDON FILM STUDIOS

amazon

BEAVERTOWN

ENFIELD MOBILE TYRES

Warburtons

DHL

The Range

CENTRAL LONDON

TOOLSTATION

MATALAN

SIEMENS

A406 4 miles

PONDERS END

MOLLISON AVENUE

BRIMSDOWN

makro

Madex

Kelly Group

DELTA4

EVRi

M25 J25 - 4 miles

BIZKARTS

eurocell

DELTA4

THE UNIT

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	M² (GEA)	FT² (GEA)
Ground Floor	Warehouse		
	Office		
Ground Floor Total		**2,511.6**	**27,035**
First Floor	Office	281.4	3,034
First Floor Total		**281.4**	**3,034**
TOTAL		**2,793.0**	**30,064**

8.1M CLEAR INTERNAL HEIGHT

LOADING ON TWO ELEVATIONS

6 GROUND LEVEL LOADING DOOR

LED LIGHTING

EV CHARGING

ESTABLISHED INDUSTRIAL ESTATE

31 CAR PARKING SPACES

LARGE FLEXIBLE YARD AREAS TO SUIT REQUIREMENTS

HIGH QUALITY FITTED OFFICES

DELTA4







30,064 FT²





SAT NAV EN3 7QJ

DELTA4

M25 M25 M25 J25 Waltham Cross

A601 Borehamwood

DELTA4

Enfield

A110

M11

A10

Edmonton

M1

A406

Tottenham

A406

A1

Brent Cross

A41

A12

Ilford

Stratford

A10

Park Royal

A601

A11

A1020

A40

LONDON

Bermondsey

A102

Greenwich

A23

Lewisham

A205

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

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