DELTA1

PRIME LONDON WAREHOUSE UNIT

TO LET: 24,190 FT²

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ

WHAT3WORDS.COM/CIVIC.URGENT.CAKES


DELTA1
arrowxl
LONDON FILM STUDIOS
amazon
BEAVERTOWN
ENFIELD
MOBILE TYRES
DHL
The Range
Warburtons
CENTRAL LONDON
SIEMENS
A406
4 miles
PONDERS END
TOOLSTATION
MATALAN
makro
MOLLISON AVENUE
Madex
Kelly Group
BRIMSDOWN
EVRi
M25
J25 - 4 miles
DELTA1
BIZKARTS
eurocell

DELTA1

THE UNIT

DELTA1 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 3 ground level access loading doors, demised yard and excellent parking provision.

The property benefits from a clear internal height of 8.0m 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		**2,015.7**	**21,697**
First Floor	Office	231.6	2,493
First Floor Total		**231.6**	**2,493**
TOTAL		**2,247.3**	**24,190**

TO BE REFURBISHED

8.0M CLEAR INTERNAL HEIGHT

3 GROUND LEVEL LOADING DOORS

LED LIGHTING

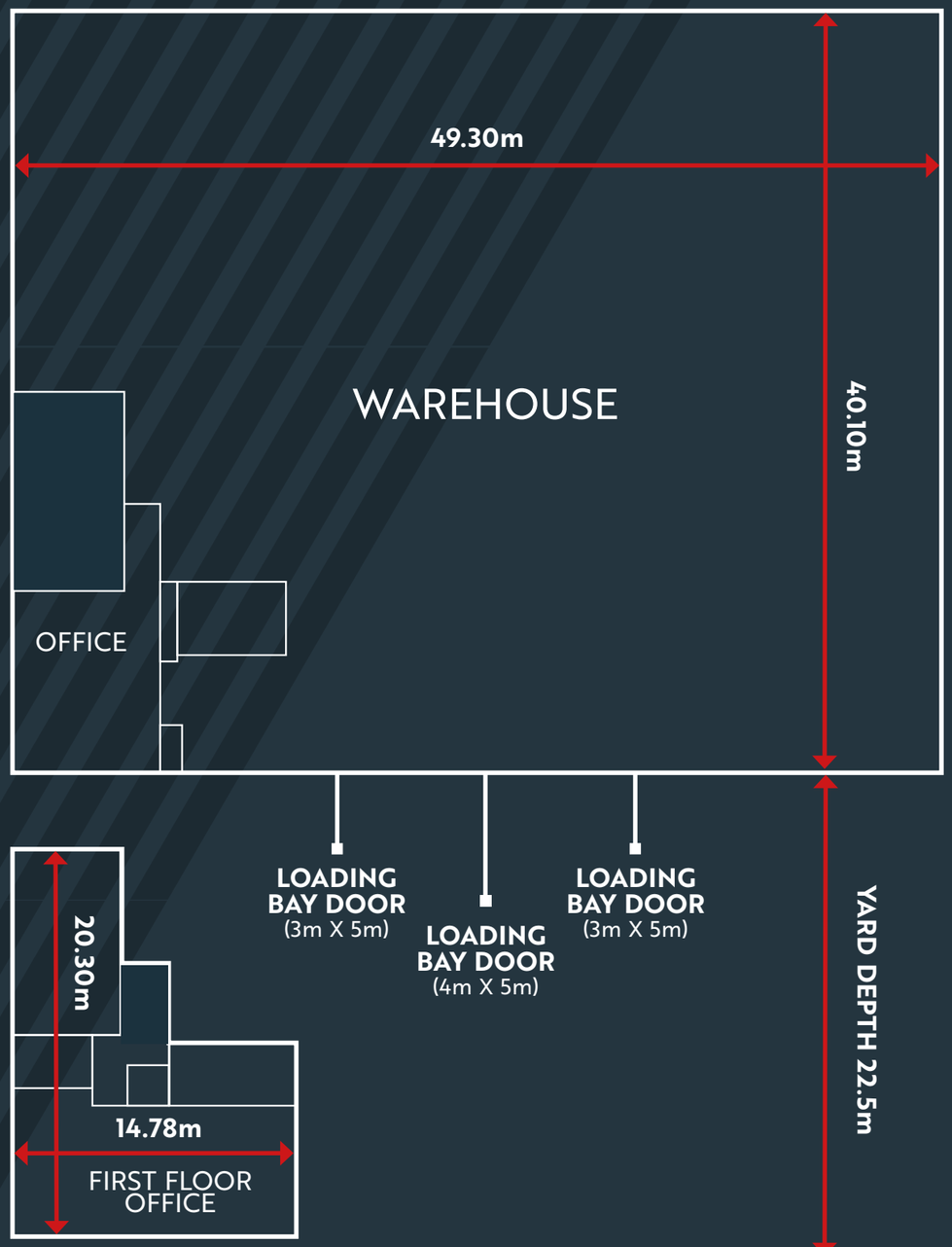
EV CHARGING

ESTABLISHED INDUSTRIAL ESTATE

35 CAR PARKING SPACES

FRONT LOADING AREA

HIGH QUALITY FITTED OFFICES



DELTA1



24,190 FT²

INDICATIVE IMAGE



INDICATIVE IMAGE

SAT NAV EN3 7QJ

DELTA1

M25 M25 M25 J25 Waltham Cross

A601 Borehamwood

DELTA1

Enfield

A110

M11

A10

Edmonton

M1

A406

Tottenham

A406

A1

Brent Cross

A12

Ilford

A41

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



DELTA1

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Prepared October 2026. Designed by **threesixtygroup**