POWER
TO BE UPGRADED TO
1 MVA

DELTA76

PRIME LONDON WAREHOUSE UNIT

TO LET: 75,157 FT²

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ

WHAT3WORDS.COM/SITS.APPLES.SCRAP

DELTA76

arrowxl

LONDON FILM STUDIOS

amazon

BEAVERTOWN

ENFIELD MOBILE TYRES

Warburtons

DHL

The Range

CENTRAL LONDON

SIEMENS

A406 4 miles

PONDERS END

TOOLSTATION

MATALAN

makro

MOLLISON AVENUE

BRIMSDOWN

Madex

Kelly Group

EVRi

DELTA76

M25 J25 - 4 miles

MILLMARSH LANE

BIZKARTS

eurocell

DELTA76

THE UNIT

DELTA76 is situated on 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.

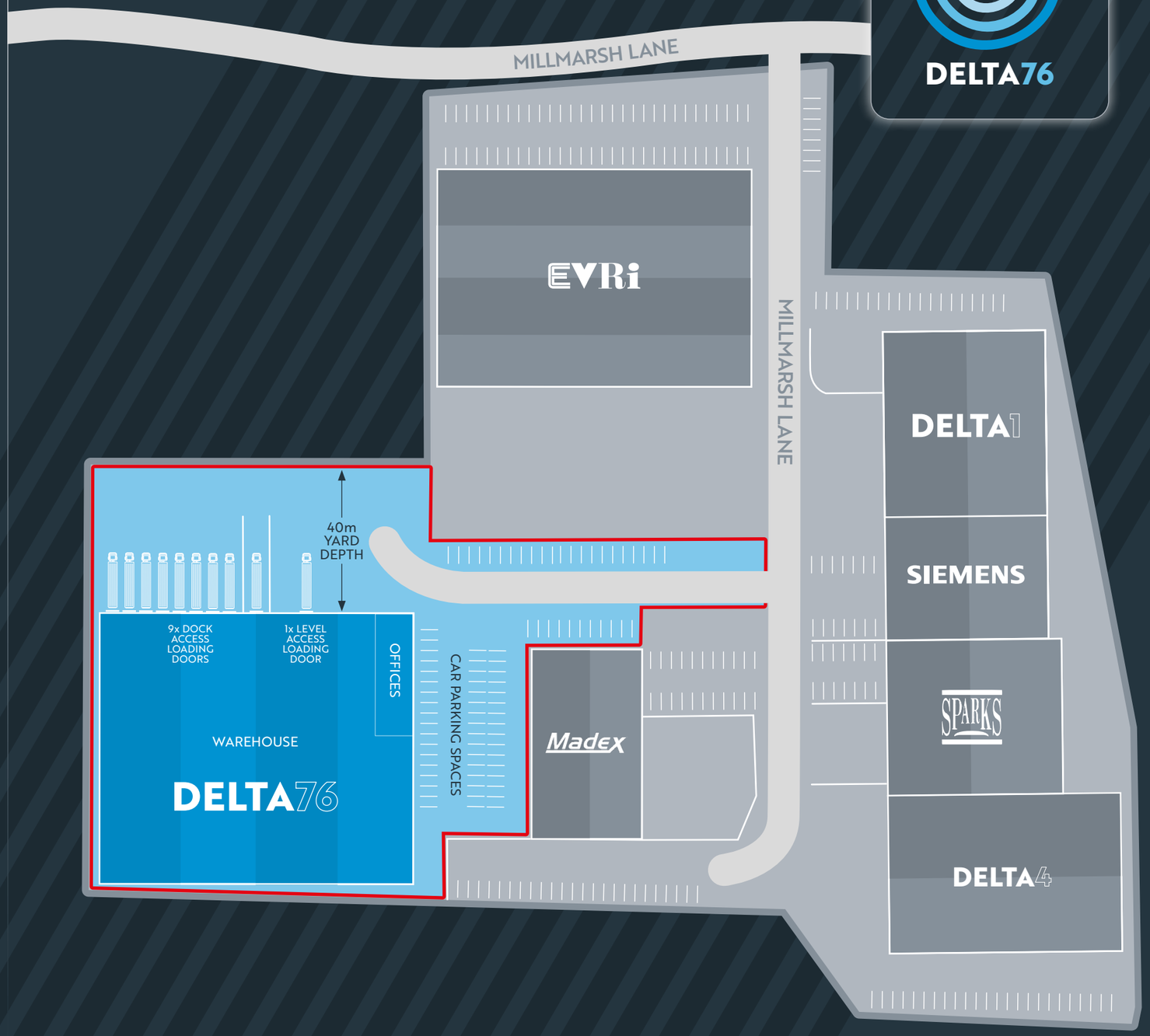
The warehouse benefits from a secure 40m deep yard with one ground level loading door, nine dock level loading doors and separate car parking provision.

Local occupiers include...

amazon Madex SIEMENS Warburtons



DELTA76



Floor	Use	M² (GEA)	FT² (GEA)
Ground Floor	Warehouse		
	Office		
Ground Floor Total		**5,777.9**	**62,193**
First Floor	Office	602.2	6,482
First Floor Total		**602.2**	**6,482**
Second Floor	Office	602.2	6,482
Second Floor Total		**602.2**	**6,482**
Mezzanine		1,192.5	12,836
TOTAL (excl. of mezzanine)		**6,982.3**	**75,157**

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

EXCELLENT CAR PARKING PROVISION

LARGE 40M DEEP YARD

SECURE FENCED SITE

SAT NAV EN3 7QJ

DELTA76

M25 M25 M25 J25 Waltham Cross

DELTA76

A601 Borehamwood

Enfield

A110

A10

Edmonton

M11

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

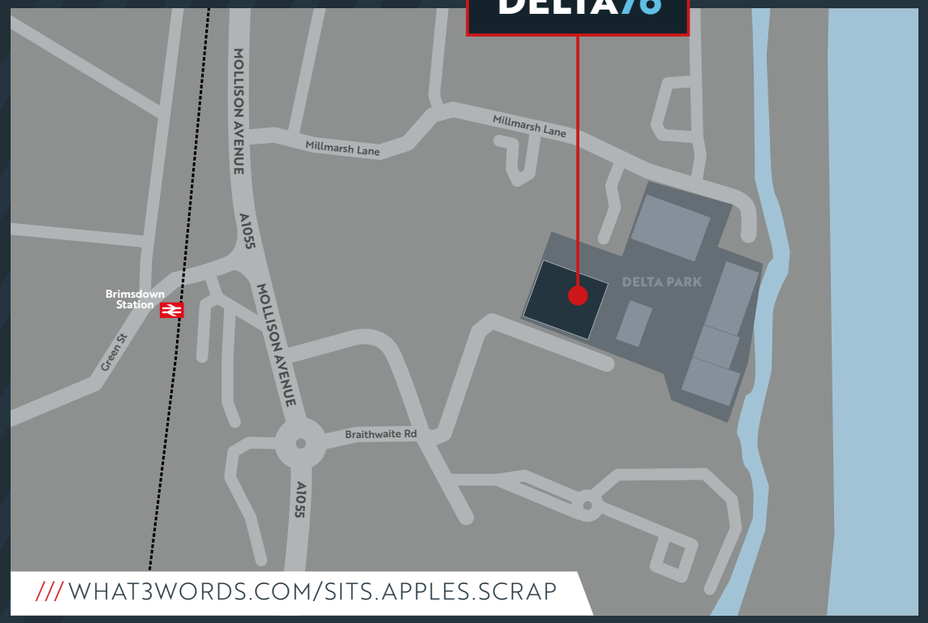
ROAD	DISTANCE	DRIVE-TIME
Mollison Avenue (A1055)	0.6 miles	3 mins
A10	2.2 miles	10 mins
J25 M25	3.8 miles	13 mins
A406 North Circular	4 miles	16 mins
J6 M11	11 miles	19 mins
Central London	13 miles	37 mins

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

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Terms and EPC available on request.

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ

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Prepared October 2026. [8811-1] Designed by **threesixtygroup**