

TO LET

Unit 4 Delta Park, Millmarsh Lane, Enfield EN3

30,005 SQ FT (2,787.54 SQ M)



TO BE REFURBISHED – AVAILABLE 2026

KEY HIGHLIGHTS

- 8.1m clear internal height
- 4 ground level loading doors
- 38 car parking spaces
- Exclusive dedicated loading area
- Separate secure service yard to the southern elevation
- Ground floor reception
- First floor open plan offices
- To be fully refurbished
- EPC Rating C (62)

ACCOMMODATION (GIA)

	SQ F	SQ M
Warehouse	24,381	2,265.14
G.F Offices	2,812	261.20
F.F Office	2,812	261.20
TOTAL	30,005	2,787.54



For more information please contact:

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DESCRIPTION

Unit 4 comprises a modern semi-detached unit of steel portal frame construction with profile metal sheet cladding to the elevations and roof. The unit benefits from four ground level access loading doors, substantial dedicated yard, additional secure yard area and excellent car parking provision.

SPECIFICATION

Warehouse

- 8.1 clear internal height
- 4 ground level loading doors

External

- 38 car parking spaces
- Exclusive dedicated loading area
- Separate secure service yard to the southern elevation

Reception/ First floor Offices

- Ground floor reception
- First floor open plan offices
- Fully refurbished



EPC & SUSTAINABILITY

- EPC Rating C (62)

RATEABLE VALUE

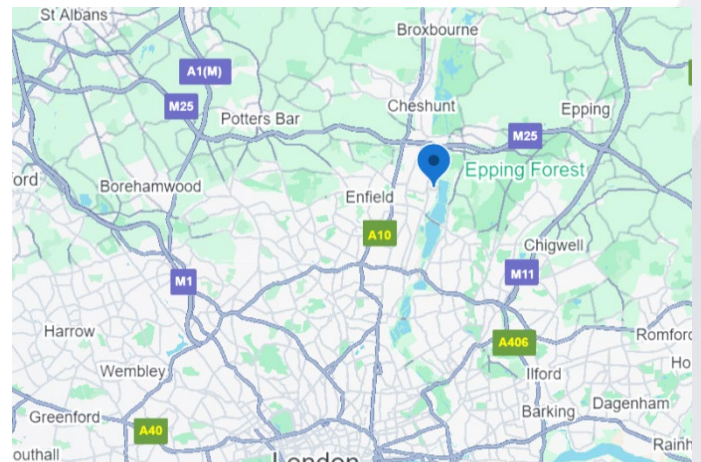
The Rateable value assigned to the premises by the VOA from 1 April 2023 is £315,000.

FURTHER INFORMATION & VIEWINGS

Further information is available through the joint agents at C&W and BNP Paribas.

LOCATION

Unit 4 is located on Delta Park, within the established Brimsdown area of Enfield. The property is situated at the eastern end of Millmarsh Lane, close to the A1055 Mollison Avenue (North/South Route) which provides access to Junction 25 of the M25, via the A10 Great Cambridge Road, and also the A406 North Circular Road to the south. Brimsdown Overground station is within a short walk of the unit. Enfield's location between the M25 and the North Circular attracts a diverse national occupier base including Amazon, Camden Town Brewery, DHL, Greggs, Iceland, John Lewis and Warburtons.



TRANSPORT	DISTANCE
Brimsdown Street	0.7 miles
M25 (J25)	4 miles
A406	4 miles
M11 (J6)	11 miles
M1 (J6A)	19 miles
Central London	13 miles

Source: Google Maps

TERMS

Available by way of a new FRI lease.

LEGAL COSTS

Each party responsible for their own legal costs.

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