

POWER
TO BE UPGRADED TO
750 kVA



DELTA56

56,628 FT²
FULLY REFURBISHED

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ



WHAT3WORDS.COM/EARLY.ENVY.ENTRY



DELTA56

arrowxl

LONDON FILM STUDIOS

amazon

BEAVERTOWN



ENFIELD MOBILE TYRES

NETFLIX



Warburton's

SIEMENS

CENTRAL LONDON

A406
4 miles



RONDERS END

TOOLSTATION

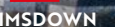
MATALAN

makro

Madex

MOLLISON AVENUE

Kelly Group



BRIMMSDOWN

dpd

M25
J25 - 4 miles

MILLMARSH LANE



DELTA56

BIZKARTS

eurocell



DELTA56

READY FOR IMMEDIATE OCCUPATION

DELTA56 is situated at the entrance to the established Delta Park industrial estate in Enfield. The premises consist of a warehouse with two ground level loading doors, four dock level loading doors along with a secure yard, HGV parking and separate car parking provision.

The warehouse itself is a detached unit of steel portal frame construction. The property benefits from a clear internal height of 11.2m and has two storey fitted offices.

Local occupiers include:

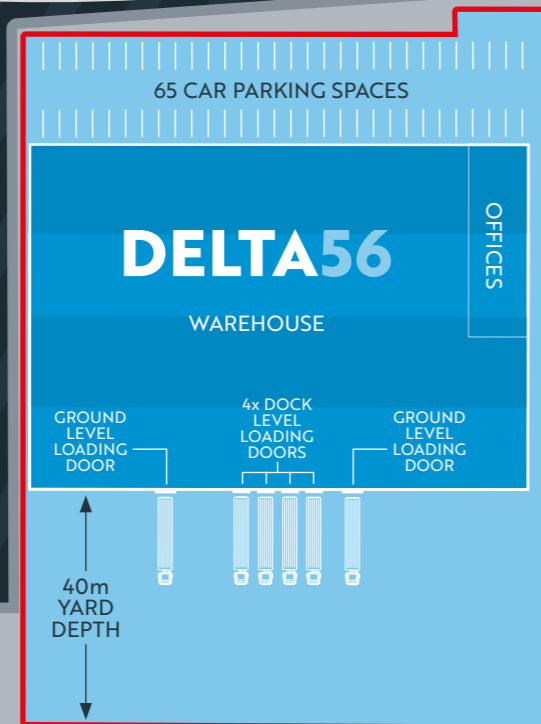


← Mollison Avenue (A1055)

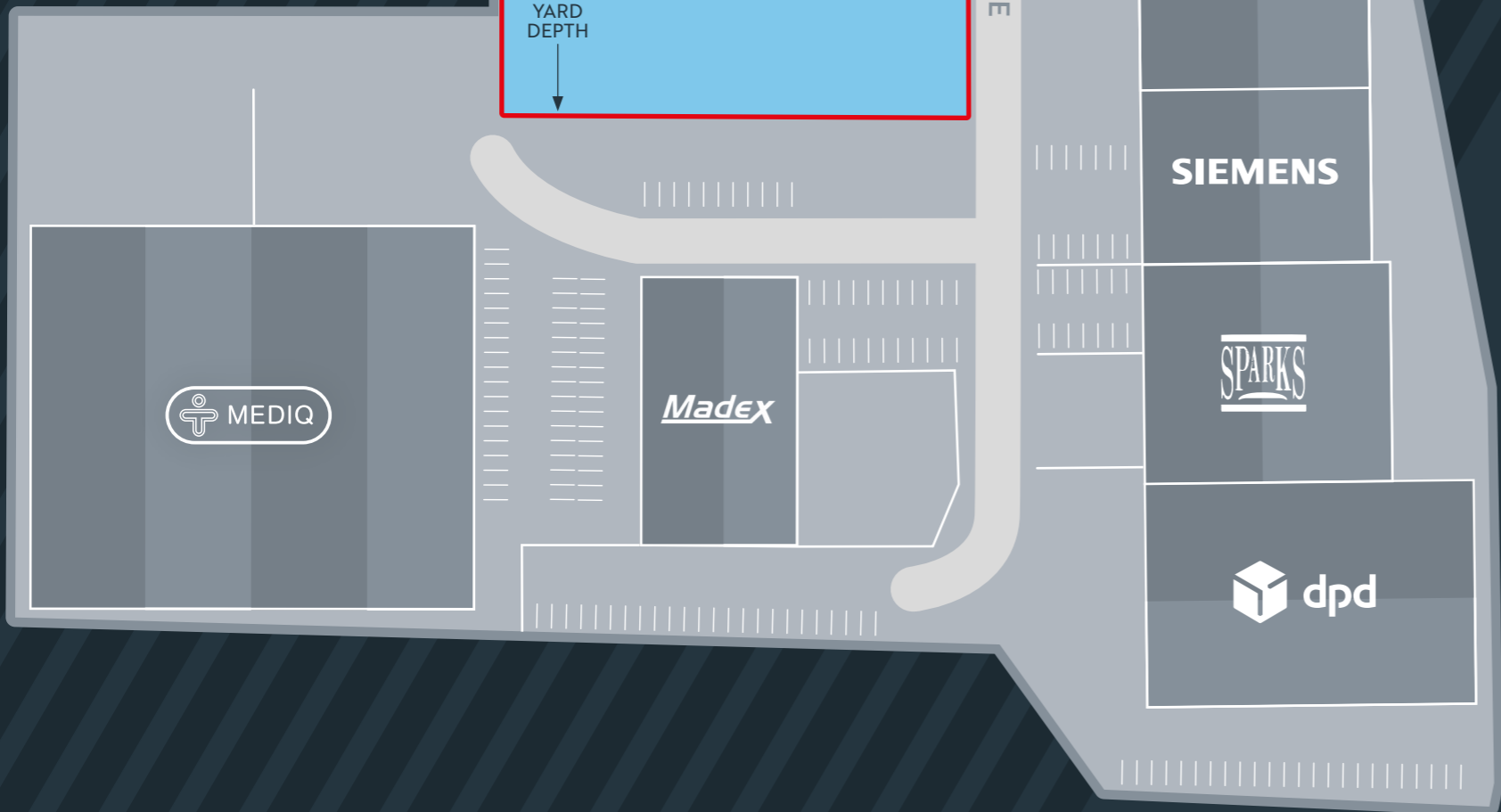


DELTA56

MILLMARSH LANE



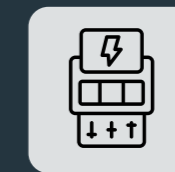
MILLMARSH LANE



| DELTA56 | FT ² (GEA) | M ² (GEA) |
|---------------------|-----------------------|----------------------|
| Ground Floor Office | 3,315 | 308 |
| First Floor Office | 3,315 | 308 |
| Warehouse | 49,998 | 4,645 |
| TOTAL | 56,628 | 5,261 |



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LARGE SECURE CONTAINED YARD



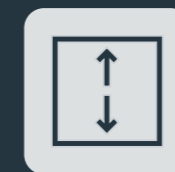
11.2M CLEAR INTERNAL HEIGHT



2 GROUND LEVEL LOADING DOORS



4 DOCK LEVEL LOADING DOORS



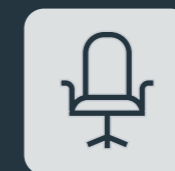
40m YARD DEPTH



65 CAR PARKING SPACES



7 HGV SPACES + WASH BAY



FULLY-FITTED OFFICES



EPC RATING B-40



LED LIGHTING THROUGHOUT



DELTA56



56,628 FT²
FULLY REFURBISHED



SAT NAV EN3 7QJ



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 |

| 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 |



/// WHAT3WORDS.COM/EARLY.ENVY.ENTRY



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**BNP PARIBAS
REAL ESTATE**

JAMES COGGLE

07469 403 283

james.coggle@realestate.bnpparibas

JOEY HIGHAM

07385 491 999

joey.higham@realestate.bnpparibas



**CUSHMAN &
WAKEFIELD**

THOMAS ERXLEBEN

07710 966 234

tom.erxleben@cushwake.com

CHRIS KNIGHT

07872 822 528

chris.c.knight@cushwake.com

Terms available on request.

DELTA PARK | MILLMARSH LANE | ENFIELD | EN3 7QJ

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Prepared January 2024. [8248-1] Designed by **threesixtygroup**