

# deltapark

Industrial Estate Enfield



## UNIT 4

Millmarsh Lane  
Enfield, EN3 7QJ

MODERN  
INDUSTRIAL  
UNIT WITH  
SECURE YARD  
TO LET

30,005 Sq Ft (2,787.54 Sq M)





# deltapark



**Delta Park is a modern multi-let industrial estate extending to c. 234,000 sq ft and comprising 7 industrial units.**

The units range from 15,000 sq ft to 73,000 sq ft, there is currently one vacant unit on the estate, Unit 4, which extends to 30,005 sq ft.

## UNIT 4

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.

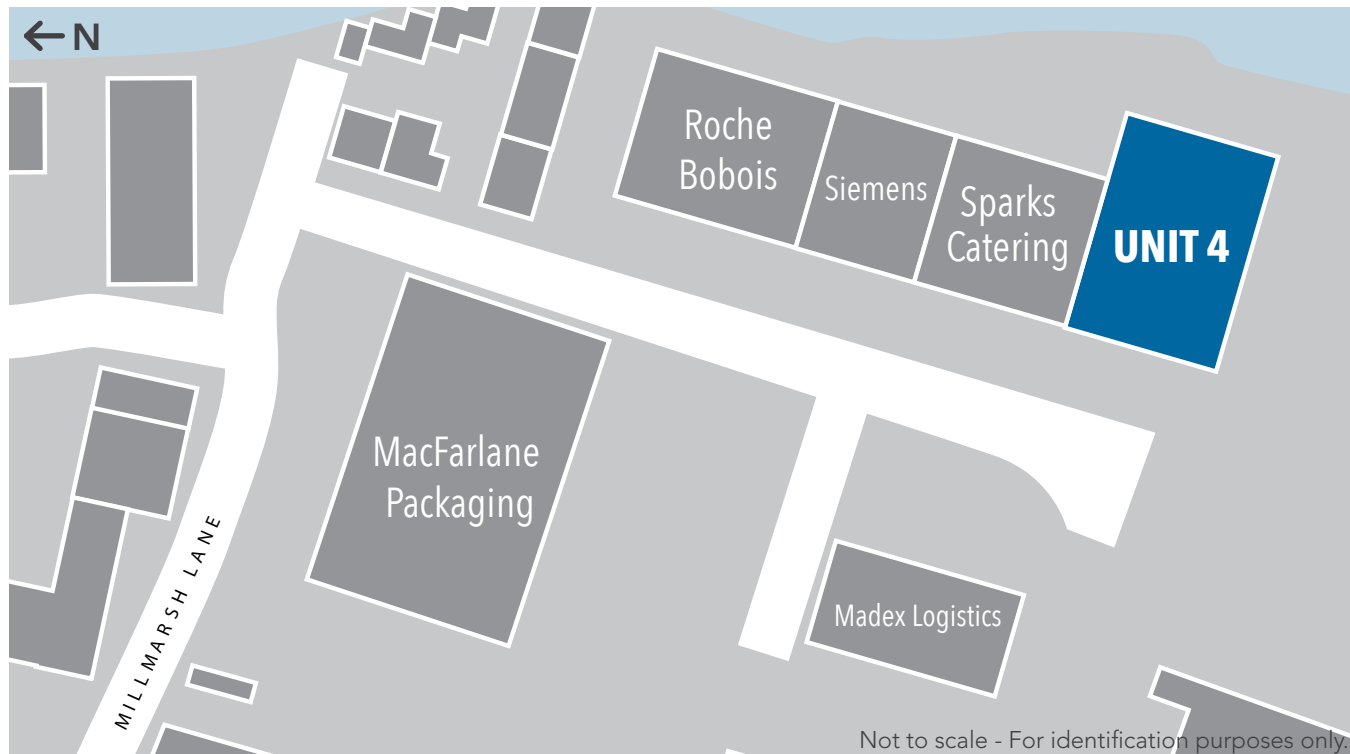
## SPECIFICATION

- 8.1m clear internal height
- 4 ground level loading doors
- 38 parking spaces
- Exclusive dedicated loading area
- Ground floor reception
- First floor open plan offices
- Separate secure service yard to the southern elevation
- Fully refurbished

## ACCOMODATION

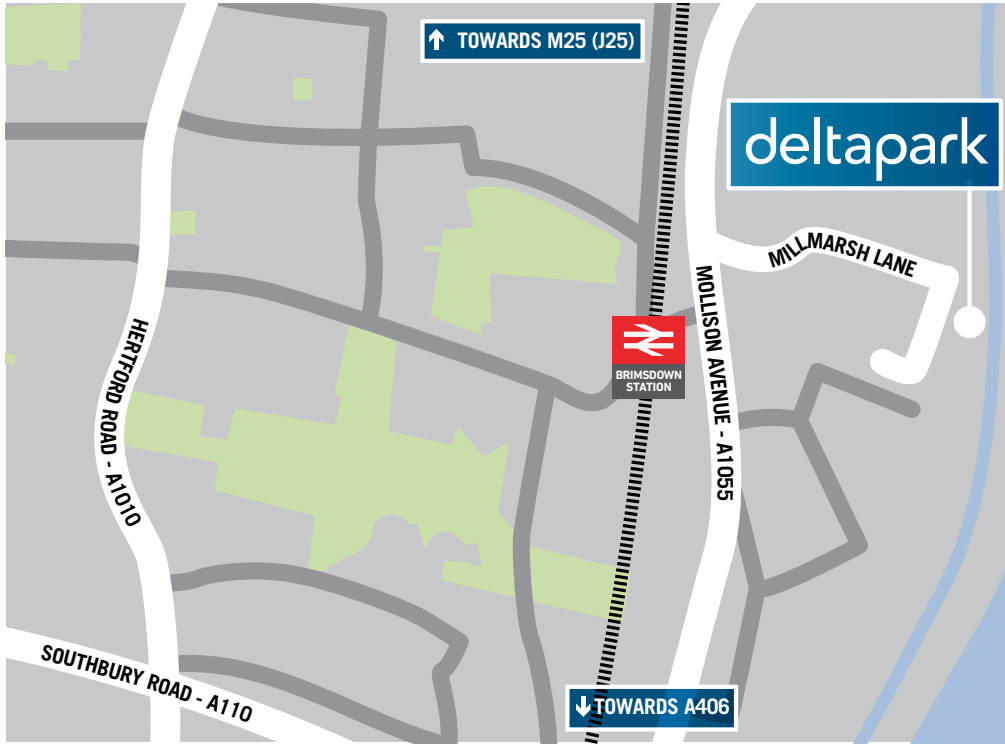
The property has the following approximate gross internal floor areas:

Unit 4	Sq Ft	Sq M
Warehouse	24,381	2,265.14
G.F Offices	2,812	261.20
F.F Offices	2,812	61.20
<b>Total</b>	<b>30,005</b>	<b>2,787.54</b>



**TO LET - Modern Industrial Unit with Secure Yard**





Not to scale - For identification purposes only.

## 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.

## DRIVE BY TIMES

M25 (J25)	9 mins (4 miles)
M11 (J6)	19 mins (11 miles)
M1 (J6A)	29 mins (19 miles)
Central London	37 mins (13 miles)

Approximate times and distances. Source: Google

## TERMS

For details of financial terms please contact the joint sole agents.

## CONTACT

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