

# Modern Industrial Unit With Secure Yard Area – TO LET

## Unit 4 Delta Park, Millmarsh Lane Enfield, EN3 7QJ



- **Semi Detached Industrial/Warehouse Unit on Established Estate To Be Refurbished.**
- **30,005 sq ft (2,787.54 sq m)**
- **Secure Yard Area with Ample Parking**

Further Information

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## Size

30,005 sq ft

## Tenure

Leasehold

## Rent

Upon application

## March 2017

## 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 few minutes' walk of the site. Enfield's location between the M25 and the North Circular attracts a diverse national occupier base including DHL, Iceland, John Lewis, Warburtons and Greggs.

## 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 the following 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.

The wider estate is currently being upgraded with security barriers to the main entrance and improvements to the main estate road.

## Rateable Value

Interested parties are advised to make their own enquiries of the local authority in this regard.

## Legal Costs

Each party to bear their own legal costs in this transaction.

## Further Information and viewing

Available from the sole agents upon request.



## Floor Areas

	Sq Ft	Sq M
Warehouse	24,381	2,265.14
Ground Floor Offices	2,812	261.20
1 <sup>st</sup> Floor Offices	2,812	261.20
<b>Total</b>	<b>30,005</b>	<b>2,787.54</b>

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