

VALOR PARK MILLMARSH LANE



LAST-MILE LOGISTICS & DISTRIBUTION OPPORTUNITY
109,031 SQ FT (10,129 SQ M)
AVAILABLE FOR PRE-LET WITH Q2 2027 OCCUPATION
WITH B2 AND B8 CONSENT

VALOR PARK MILLMARSH LANE

ENFIELD EN3 7SW

CANARY WHARF

CITY OF LONDON

TOTTENHAM
HOTSPUR
STADIUM

A406

CAMDEN TOWN
BREWERY

VOLVO

EURO CAR
PARTS

LONDON FILM
STUDIO

AMAZON

AMAZON

A1055

WARBURTON'S

THE RANGE

VALOR PARK
MILLMARSH LANE

MACRO

MATALAN

BRIMSDOWN
TRAIN STATION

EVRI

MCDONALDS

Mollison Ave

GREGGS

Millmarsh Lane

ROSS TYRES

GIST LTD

GREGGS

UNIPER

NOTABLE LOCAL
OCCUPIERS INCLUDE

amazon

MATALAN

VOLVO

dpd

EVRI

GREGGS

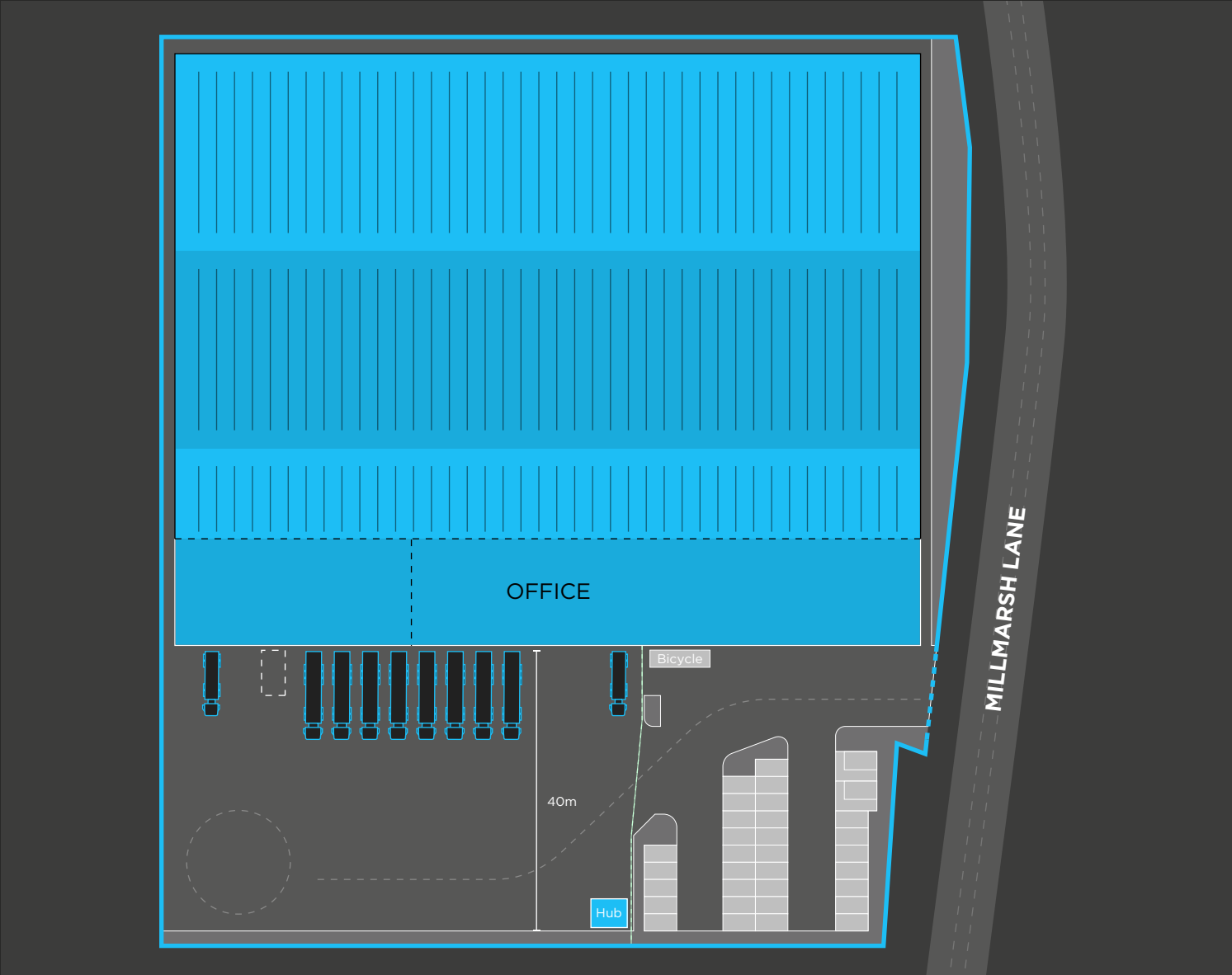
Warburton's

The Range
Home · Leisure · Garden

109,031 SQ FT NEW LAST-MILE LOGISTICS UNIT

DESCRIPTION

Millmarsh Lane presents a prime urban industrial and logistics facility in Enfield, delivering modern, high-specification warehouse space designed for efficiency and sustainability. The scheme will benefit from key ESG enhancements, including EV charging stations, energy-efficient LED lighting, and a highly sustainable design to support operational performance. Strategically located within a key last-mile logistics hub, the unit offers excellent connectivity alongside a securely gated yard, ensuring seamless access and security for industrial distribution and supply chain operations.



ACCOMMODATION

UNIT	(SQ FT)	(SQ M)
Warehouse	91,020	8,456
Warehouse Mezzanine	5,447	506
Office/Lobby	12,564	1,167
TOTAL GEA	109,031	10,129



2 LEVEL ACCESS
LOADING DOORS



8 DOCK LEVEL
LOADING DOORS



33 CAR PARKING
SPACES



VAN PARKING
SPACES



40M
SECURE YARD



12.5M CLEAR
INTERNAL HEIGHT



950
KVA



CLOSE PROXIMITY
TO THE A10



BREEAM
EXCELLENT



5 EV CHARGING
STATIONS



BIKE
STORAGE



OUTDOOR
AMENITY SPACE



12.5%
ROOF LIGHTS



PV PROVISION
335 kWp



FLOOR LOADING
UP TO 50kN/m2



OFFICE
SPACE



A STRATEGIC HUB FOR INDUSTRY & LOGISTICS



327,434

**SKILLED AND DIVERSE
POPULATION IN ENFIELD**

Source: City Population



15%+

**OF THE LOCAL POPULATION
EMPLOYED IN WHOLESALE
AND RETAIL TRADE**

Source: London World



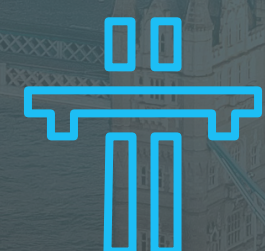
**STRONG LOCAL TRANSPORT
INFRASTRUCTURE, INCLUDING
PROXIMITY TO MAJOR FREIGHT HUBS,
RAIL TERMINALS, AND LONDON
STANSTED AIRPORT**



9,400+

**PEOPLE LOCALLY ARE UNEMPLOYED
AND ACTIVELY SEEKING WORK**

Source: Office for National Statistics



5.7M

**PEOPLE ARE REACHABLE WITHIN A
45-MINUTE DRIVE OF ENFIELD, A PRIME
LOCATION FOR LAST-MILE LOGISTICS**

Source: Smappen 2025

LOCATION

The property is situated on the northern side of Millmarsh Lane, close to its junction with Mollison Avenue (A1055), a key arterial route through Enfield's industrial corridor. Mollison Avenue provides direct access to the A10 Great Cambridge Road and the A406 North Circular, ensuring excellent connectivity to Central London. The nearby M25 (J25) offers seamless access to the national motorway network. Brimsdown railway station is within walking distance approx 0.5 mile to the west.

ROAD	MILES	MINS
A10	1.9	7
M25 J25	3.6	9
A406 (NORTH CIRCULAR)	3.9	9
M11 J4	8.4	14
A1 (M)	11.6	18
M1 J6A	19.6	26

RAIL (FROM BRIMSDOWN)	MILES	MINS
TOTTENHAM HALE	5.1	8
LONDON LIVERPOOL STREET	10.8	24
STRATFORD	10	33

PORTS	MILES	MINS
TILBURY	30.7	45
DP WORLD	33.2	50
DOVER	90.5	1 hr 35

AIRPORTS	MILES	MINS
LONDON CITY	16.9	30
STANSTED	29.1	37

COSTS

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



TERMS

Available by way of new FR&I lease on terms to be agreed.

EPC

Targeting EPC A+.

RENT

Upon Application.

POSTCODE

EN3 7SW

WHAT THREE WORDS

GRASS.PATH.COUNT

For further information or to arrange an inspection please contact the joint agents:



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