

VALOR PARK

MILLMARSH LANE



LAST-MILE LOGISTICS & DISTRIBUTION OPPORTUNITY
109,160 SQ FT (10,141 SQ M)
AVAILABLE FOR PRE-LET WITH Q1 2027 OCCUPATION
WITH B2 AND B8 CONSENT

CANARY WHARF

CITY OF LONDON

TOTTENHAM HOTSPUR STADIUM

A406

CAMDEN TOWN BREWERY

VOLVO

EURO CAR PARTS

LONDON FILM STUDIO

AMAZON

AMAZON

A1055

WARBURTONS

THE RANGE

VALOR PARK MILLMARSH LANE

MACRO

MATALAN

BRIMSDOWN TRAIN STATION

EVRI

MCDONAEDS

Mollison Ave



EVRI

ROSS TYRES

GREGGS

Millmarsh Lane



GIST LTD

GREGGS

UNIPER

WarburtonS



NOTABLE LOCAL OCCUPIERS INCLUDE



MATALAN

VOLVO

THE RANGE

BRIMSDOWN TRAIN STATION

MCDONAEDS

ROSS TYRES

GIST LTD

UNIPER

GREGGS

WARBURTONS

THE RANGE

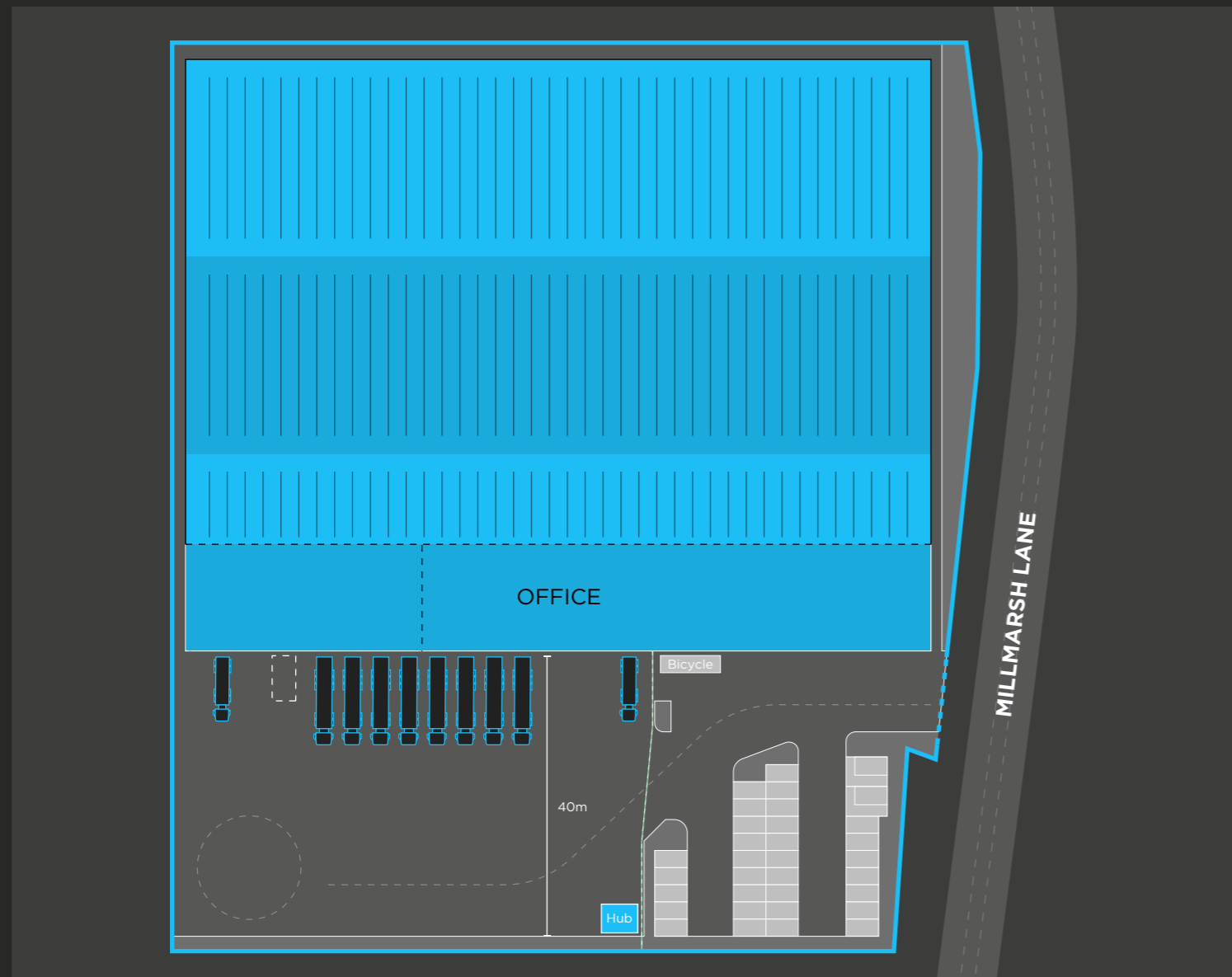
EVRI

dpd

109,160 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	91,309	8,483
Warehouse Mezzanine	5,432	505
Office/Lobby	12,419	1,153
TOTAL GEA	109,160	10,141

-  **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**
-  **4 EV CHARGERS**
-  **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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