



LEAFBRIDGE

NORTH HYKEHAM, LINCOLN

Stirlin

Leafbridge is a 44-acre commercial development located to the South West of Lincoln, just one mile from the A46 Lincoln bypass, ten miles from the A1 and seven miles from Lincoln city centre.

The site is adjacent to the popular Access Lincoln Transport Hub and benefits from national rail connections, local bus routes to Lincoln and the surrounding areas, a park and ride service and a hire bike scheme.

Leafbridge is being developed by Stirlin Developments, a well-regarded property development and construction company based in Lincoln.

Stirlin

Stirlin have been specialising in commercial development for over 10 years, successfully delivering over 145,000 sqft of high specification commercial property across 10-acres of brownfield land.

Stirlin offer a completely managed service, from design through to completion, using their dedicated design and development team.



Key

- 1 Access Lincoln Transport Hub
- 2 Park & Ride car park
- 3 Serviced offices
- 4 Hybrid office/workshop units
- 5 Light industrial units
- 6 Fishing lakes
- 7 Cafe/restaurant
- 8 Storage/distribution
- 9 Public open space



LEAFBRIDGE
NORTH HYKEHAM

Our vision for Leafbridge is to create a new place of enterprise in the city to support Lincolnshire's growing economy. Leafbridge offers high quality employment space to a large range of businesses, whether they're national operators, who want a presence in Lincoln, or local firms who need to relocate due to expansion.

Leafbridge has been designed to accommodate a variety of uses including serviced office space, for growing start-ups and small-to-medium enterprises (SME), through to large-scale design and build opportunities, each with dedicated car parking and secure service yards.

The masterplan includes enhancements to the adjacent Access Lincoln Transport Hub with additional parking facilities and highways improvements. Improvements will also be made to the fishing lakes by creating public open spaces and areas for informal meetings and lunches, encouraging collaboration between businesses on the development.

Having successfully delivered over 145,000 sqft of high specification commercial property over the past 10 years, Stirlin have developed a range of units suitable for a variety of businesses, individuals and investors. Bespoke design and build requirements have also been delivered across all our developments to date.



Riverside Enterprise Park, Saxilby

Gross Development Value: £3.17m (to date)
Total Development Area: 70,765 sqft (to date)
Timeline: 2015 – Present
Jobs Created: 129 (to date)

Stirlin Business Park, Lincoln

Gross Development Value: £3.65m (to date)
Total Development Area: 32,098 sqft (to date)
Timeline: 2016 – Present
Jobs Created: 64 (to date)



Stirlin Point, Lincoln

Gross Development Value: £3.36m
Total Development Area: 37,590 sqft
Timeline: 2014 – 2016
Jobs Created: 139

Stirlin Court, Saxilby

Gross Development Value: £3.65m
Total Development Area: 49,772 sqft
Timeline: 2014 – 2016
Jobs Created: 293



Tenure

Leafbridge offers both freehold and leasehold opportunities, ranging from 1,000-50,000 sqft. Design and build requirements can also be accommodated throughout the site. Use classes include B1, B2 and B8.

Planning

The outline planning permission for Leafbridge includes 300,000 sqft of employment space. Uses include offices, research and development, light industry, storage and distribution units.

Services

The site infrastructure will include mains electricity (including three phase), water and foul drainage.

Address

Leafbridge, Station Road,
 North Hykeham, Lincoln, LN6 9AT.

Enquiries

Leafbridge is being marketed by our sole agents, Pygott & Crone. For all enquiries please contact their dedicated commercial team on 01522 536777 or email commercial@pygott-crone.com.

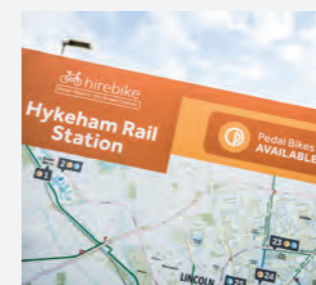
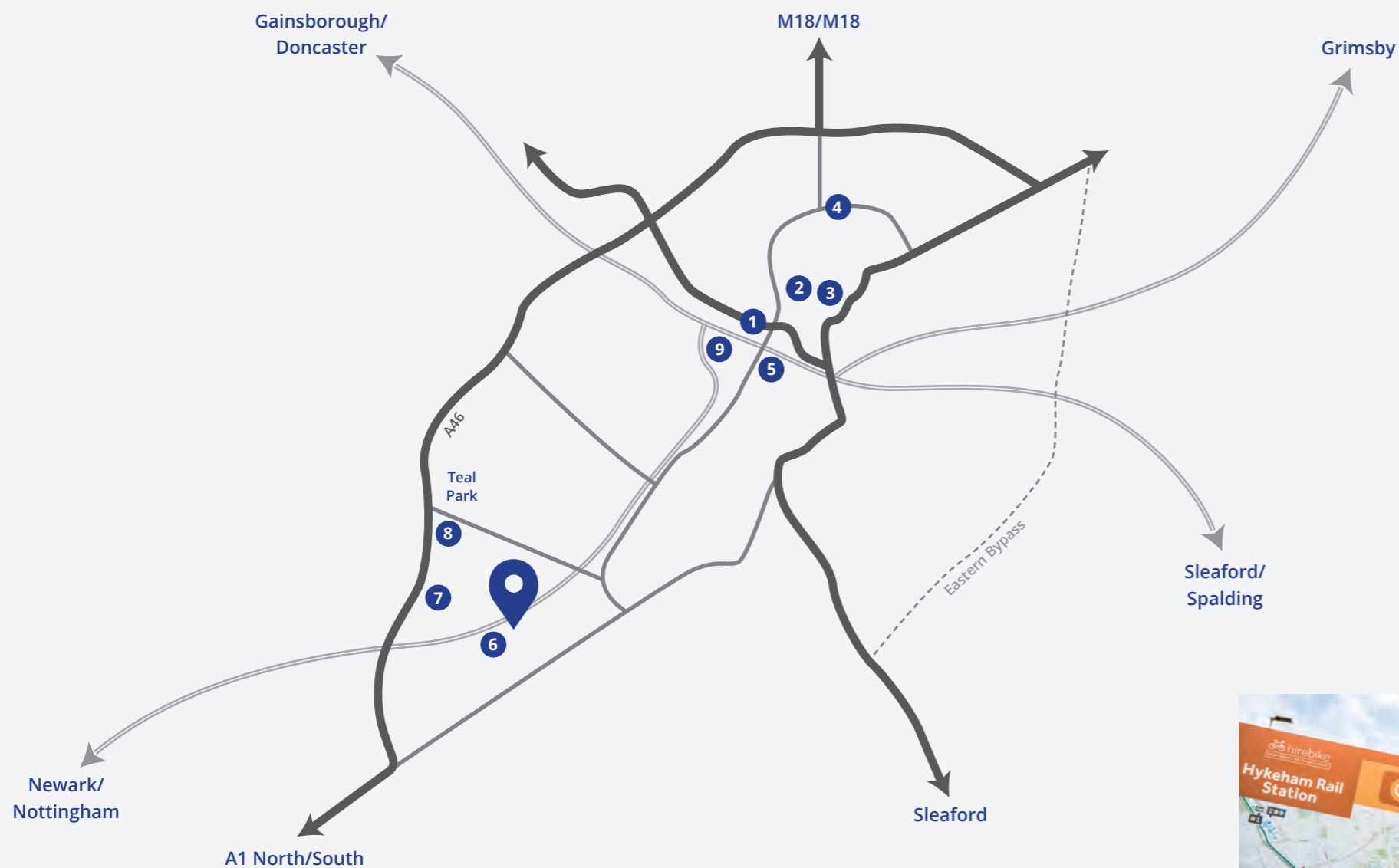




Location

With historic landmarks to explore, including Lincoln Cathedral, Lincoln Castle, and modern developments, such as two popular universities, Lincoln is fast becoming a landmark destination in the East Midlands. The city offers the perfect place for businesses to invest and for people to live and work.

Lincoln is currently going through an unprecedented period of development and investment, which has led to further improvements in the city. The Lincoln Eastern Bypass, currently under construction, will improve transport links around the city. Regeneration projects, such as The Cornhill Quarter, are transforming forgotten areas of the city and the recently completed Lincoln Transport Hub, ensures Lincoln remains well connected to the rest of the UK and beyond.



Key

- Leafbridge
- University of Lincoln
- Lincoln Castle
- Lincoln Cathedral
- Bishop Grosseteste University
- Lincoln Transport Hub
- Access Lincoln Transport Hub
- Teal Park
- LN6 Industrial Area
- Lincoln Science and Innovation Park



Leafbridge is directly adjacent the popular Access Lincoln Transport Hub in North Hykeham and benefits from excellent transport links whether you're on the road, using public transport or travelling by bike.

The Access Lincoln Transport Hub includes North Hykeham Train Station which provides a direct connection to Lincoln Central (10 minutes) and Newark Northgate (20 minutes), located on the East Coast Main Line between London and Edinburgh.

A new fleet of 6 super-fast trains will run directly from Lincoln Central to London Kings Cross from May 2019.

Leafbridge is located just 1 mile away from the A46 Lincoln Bypass, which provides a direct link to Nottingham and Leicester, and 10 miles away from the A1. The Lincoln Eastern Bypass is currently under construction and will improve transport links around the city.

The site is located just 1 hour away from Doncaster Sheffield Airport, East Midlands Airport and Humberside Airport. The ports of Immingham, Grimsby and Hull can be reached in just over an hour.



Pygott & Crone

Agent

Telephone: 01522 536777

Email: commercial@pygott-crone.com

Stirlin

Developer

Telephone: 01522 682752

Email: info@stirlin.com

www.stirlin.com