

# ST. MODWEN PARK LINCOLN



**TO LET PHASE 3 - FOUR HIGH QUALITY WAREHOUSE AND INDUSTRIAL UNITS**  
**15,560 SQ FT - 51,923 SQ FT (1,446 SQ M - 4,824 SQ M)**





## ST. MODWEN PARK LINCOLN

### ST. MODWEN PARK LINCOLN PROVIDES FLEXIBLE OPPORTUNITIES TO THE OCCUPIER MARKET WITHIN THE INDUSTRIAL AND LOGISTICS SECTORS.

This is a unique opportunity for businesses to be located on the A46 dual carriageway, midway between Lincoln and Newark, giving excellent access to sea ports, airports and the national motorway network. The A1 is approximately 8 miles from St. Modwen Park Lincoln with access to the A1(M) via the A46.

St. Modwen Park Lincoln also has the benefit of more than 4MVA of available power which has been committed to the development, offering suitable space for occupiers with large power requirements.

The area has already attracted prominent businesses such as Currys and Siemens. Occupiers at St. Modwen Park Lincoln include DHL, Apogee, Turbine Efficiency, NIC and DPD.

St. Modwen is passionate about creating space for customers to thrive and is leading the way in delivering quality places to live and work that enhance communities and create opportunities for growth.

Changing places. Creating better futures.



FUTURE DEVELOPMENT LAND

PHASE 3  
AVAILABLE 2021

APOGEE

TURBINE  
EFFICIENCY

APC

DHL

NIC

KIME

DPD

DHL

← TO LINCOLN

↓ A46

TO NEWARK ON TRENT AND A1 →





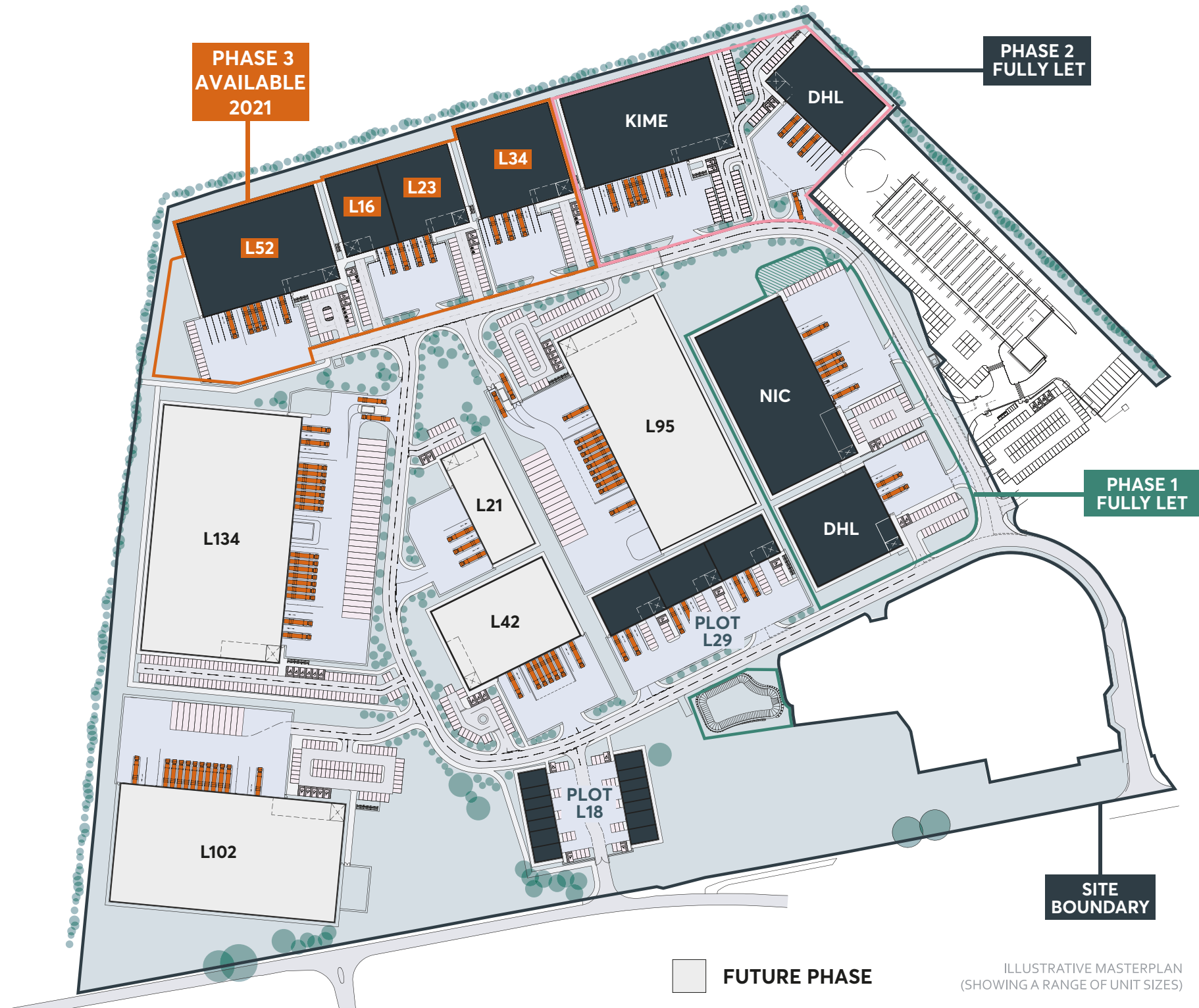
# // LINCOLN'S ONLY BRAND NEW PRIME DEVELOPMENT SITE //

## ST. MODWEN PARK LINCOLN

### WHY LINCOLN?

- 115,985 population of North Kesteven
- 99,039 population of Lincoln
- 86% of people of working age have qualification levels at least at Level 1 (National average 85%)
- 88% of residents economically active
- £13.52 median hourly pay for all full-time workers (GB average £14.36)
- 26th place in the ONS 'For Life Satisfaction' ratings out of 326 Local Authorities in England
- 26.9 crimes per 1,000 people – one of the lowest in the country for the fifth year running







# ST. MODWEN PARK LINCOLN

All floor areas are approximate gross internal areas:

## UNIT 16

<b>WAREHOUSE AREA</b>	<b>14,247 sq ft</b>	<b>1,324 sq m</b>
<b>FIRST FLOOR OFFICE</b>	<b>1,313 sq ft</b>	<b>122 sq m</b>
<b>TOTAL AREA</b>	<b>15,560 sq ft</b>	<b>1,446 sq m</b>
Height (m)	8	
Level access loading doors	2	
Yard depth (m)	40	
Parking spaces	13	

## UNIT 23

<b>WAREHOUSE AREA</b>	<b>20,565 sq ft</b>	<b>1,911 sq m</b>
<b>FIRST FLOOR OFFICE</b>	<b>2,363 sq ft</b>	<b>220 sq m</b>
<b>TOTAL AREA</b>	<b>22,928 sq ft</b>	<b>2,130 sq m</b>
Height (m)	8	
Level access loading doors	2	
Yard depth (m)	40	
Parking spaces	27	

## UNIT 34

<b>WAREHOUSE AREA</b>	<b>31,274 sq ft</b>	<b>2,905 sq m</b>
<b>FIRST FLOOR OFFICE</b>	<b>2,357 sq ft</b>	<b>219 sq m</b>
<b>TOTAL AREA</b>	<b>33,631 sq ft</b>	<b>3,124 sq m</b>
Height (m)	10	
Level access loading doors	3	
Yard depth (m)	40	
Parking spaces	27	

## UNIT 52

<b>WAREHOUSE AREA</b>	<b>48,732 sq ft</b>	<b>4,527 sq m</b>
<b>FIRST FLOOR OFFICE</b>	<b>3,191 sq ft</b>	<b>296 sq m</b>
<b>TOTAL AREA</b>	<b>51,923 sq ft</b>	<b>4,824 sq m</b>
Height (m)	10	
Dock level loading doors	3	
Level access loading doors	2	
Yard depth (m)	42.5	
Parking spaces	39	

## SERVICE CHARGE

An estate service charge will be levied to cover costs incurred in maintaining the estate.

## TERMS

St. Modwen will lease units to occupiers for a term of years to be agreed. The leases will be in a standard form on a full repairing and insuring basis.

## PLANNING

Planning consent is for warehouse, light industrial, industrial and commercial, business and service (B1c/B2/B8/E).

## WARRANTIES

St. Modwen will provide a suite of Third Party Rights, latent defects insurance and product guarantees upon lease completion.

## EPC

Available upon completion.





## ST. MODWEN PARK LINCOLN

### SPECIFICATION

These high quality spaces have planning consent for warehouse, light industrial, industrial and commercial, business and service (B1c/B2/B8/E), with warehouse facilities to the ground floor and open plan office accommodation and kitchenette to the first floor. Externally there is a dedicated secure service yard, private parking and loading area, as well as sustainable amenities such as electric car charging points.



#### OFFICE

- Open plan office accommodation
- Suspended ceilings
- Raised access floors
- Air conditioned
- Passenger lift
- Ground & first floor WCs

#### WAREHOUSE

- Up to 10m clear internal height
- FM2 category floor
- 50 kN sq m floor loading
- Minimum BREEAM (2014) 'Very Good' accreditation
- Dock level loading (1 per 10,000 sq ft)
- Level access loading



#### EXTERNAL

- Secure yards
- Security lighting – office car park / service yard
- Covered cycle shelter
- Dedicated parking and loading areas
- Electric vehicle charging
- 24 hour access





Images indicative only.



DOCK AND  
LEVEL ACCESS  
LOADING



HIGH SPEED  
CONNECTIVITY



FIRST FLOOR OFFICE  
WITH FLEXIBLE  
UNDERCROFT FOR  
OCCUPIER FIT-OUT



HIGH QUALITY ESTATE  
ENVIRONMENT,  
LABOUR PROXIMITY AND  
TRAVELMODE OPTIONS



ELECTRIC CAR  
CHARGING POINTS



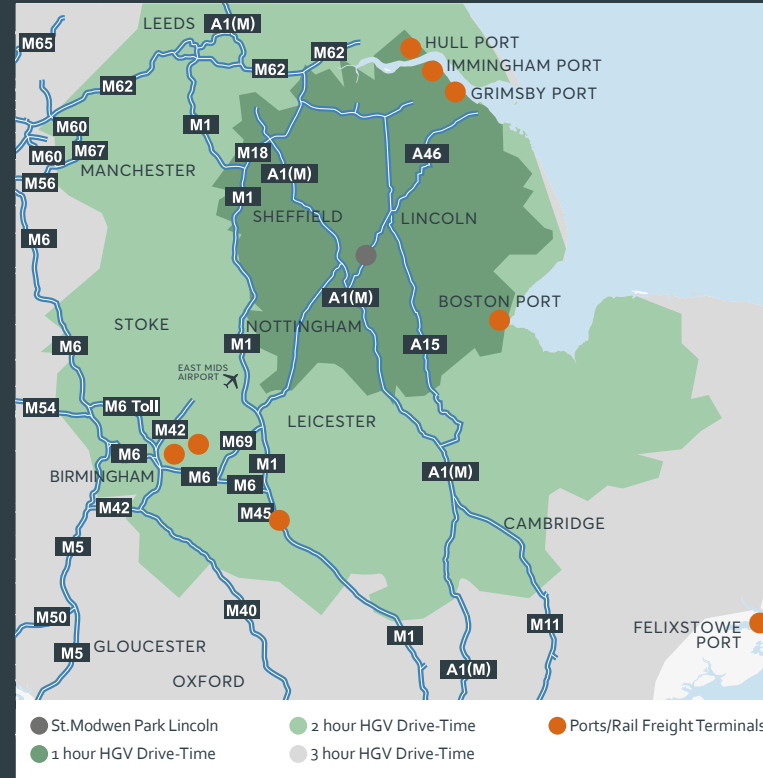
24 HOUR  
ACCESS

# ST. MODWEN PARK LINCOLN

LN6 9BJ



Maps not to scale.



## LOCATION:

St. Modwen Park Lincoln  
Lincoln  
LN6 9BJ

## DISTANCES:

A1	7 miles
Lincoln	9 miles
Newark	9 miles
East Midlands Airport	40 miles
Immingham Docks	50 miles
Grimsby Docks	53 miles

Travel distances are approximate



**Dominic Towler**  
dominic.towler@cushwake.com  
07387 259958

**Simon Lloyd**  
simon.f.lloyd@cushwake.com  
07771 604551



**William Wall**  
will.wall@bankslong.com  
07717 546269



**Gemma Butler**  
GButler@stmodwen.co.uk  
07811 304271

[stmodwenlogistics.co.uk](http://stmodwenlogistics.co.uk)

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