

Prominent Development Land Available For Sale

Lincs Gateway Phase 1 – Last 2 Plots Remaining on High Profile Roadside 51 Acre Business Park

Lincs Gateway | Spalding | Lincolnshire | PE12 6FY



- Prominent Gateway Development Land
- 51 Acre Business Park Available for Class E, Sui Generis and B8 Uses
- Occupiers Including Taco Bell, Wendy's, KFC, Costa Coffee, Subway, Greggs, Applegreen Service Station, Ashwood Homes and Marston's
- Plots Available Immediately from 0.79 acres
- Located on the A16 at the Entrance to the County from Cambridgeshire
- Available Subject to Planning from only £355,500 plus VAT

Location...

Strategically located from the entrance to the county from the south, Lincs Gateway is a new 51-acre, 20.74 hectare Business Park suitable for a variety of different uses including leisure, offices and industrial within Class E as well as B8 warehousing.

The park provides strategic employment land benefitting from major infrastructure improvements, located on the intersection between the improved A16 trunk road and the Spalding relief road.

The immediate catchment area provides a highly skilled workforce and businesses are encouraged to look at the site on the basis of individual plot sales.

It is envisaged that Landmark Architecture will be created at the southern end of the park close to the main intersection with the A16 trunk road and the Spalding relief road.



Schedule of Land Areas...

Plot 1	0.99 ac	Sold
Plot 1a	0.41 ac	Sold
Plot 2	1.3 ac	Sold
Plot 3	1.0 ac	Sold
Plot 4	1.0 ac	£450,000 + VAT
Plot 5	1.09 ac	Sold
Plot 6	Hotel	Sold
Plot 7	0.79 ac	£355,500 + VAT


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Area...

The historic market town of Spalding has a long rich and vibrant history relating to agricultural food production and the flower business.

The town boasts high standards of living with an excellent school offering, strong and vibrant marketplace and is well located, being on the A16 trunk road with the A1 approximately 20 miles to the west, the A17 connecting the East Midlands with East Anglia approximately 10 miles to the north and Peterborough approximately 15 miles to the south.

Major companies in the area include Fowler Welch, Freshline, Bakkavor amongst others. Springfields Retail Park is approximately 1 mile to the north.

The site is located on the main entrance to the town from the A16 trunk road. Boston is approximately 15 miles to the north and Stamford 18 miles to the west and Peterborough 17 miles to the south.

Lincs Gateway provides an attractive working environment. It is intended that when fully developed the units will be located within a sustainable landscaped business park, which is an integral part of the design.



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Timing...

The infrastructure of Phase 1 is completed with the last two remaining plots available immediately. Phase 2 will follow in the short term.

Services...

Serviced plots are available subject to contract and subject to planning upon completion of the infrastructure.

Legal and Professional Costs...

Each party to bear their own legal and professional costs incurred.



Further Information...

Please contact the Sole Selling Agent:
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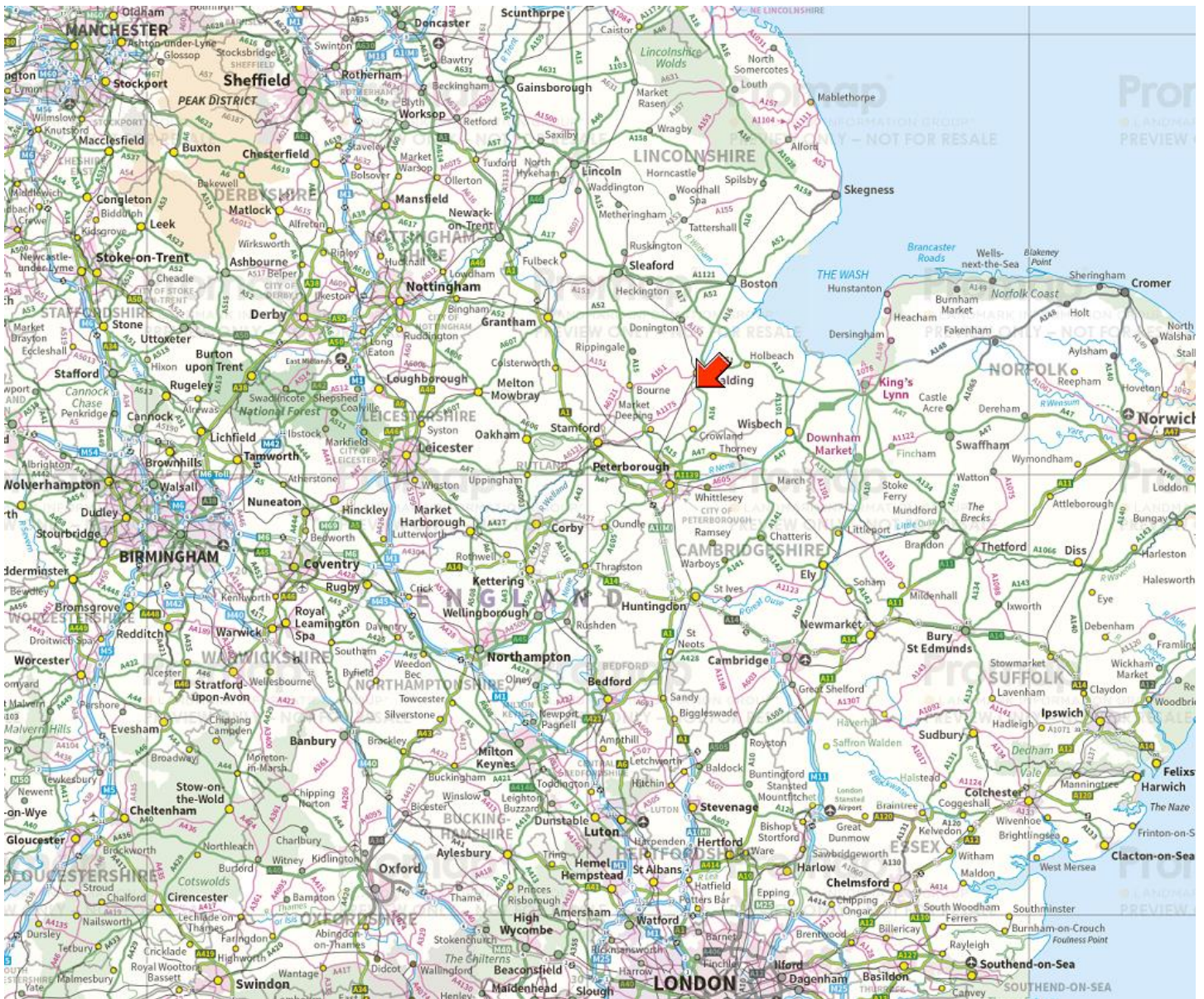
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