

ST. MODWEN PARK LINCOLN



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



**FUTURE DEVELOPMENT LAND
BUILD TO SUIT OPPORTUNITIES UP
TO 419,650 SQ FT (38,985 SQ M)**

APC

TURBINE
EFFICIENCY

DHL

NIC

DPD

KIME

PHASE 3

L52

L16

LET

LET

DHL



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.

← TO LINCOLN

↓ A46

TO NEWARK
ON TRENT
AND A1 →

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 (North Kesteven) – one of the lowest in the country for the fifth year running

LINCOLN'S ONLY BRAND NEW PRIME DEVELOPMENT SITE





Site plan is indicative.

L52		
WAREHOUSE AREA	48,732 sq ft	4,527 sq m
FIRST FLOOR OFFICE	3,191 sq ft	296 sq m
TOTAL AREA	51,923 sq ft	4,824 sq m
Height (m)	10	
Dock level loading doors	3	
Level access loading doors	2	
Yard depth (m)	42.5	
Parking spaces	39	

L16		
WAREHOUSE AREA	14,247 sq ft	1,324 sq m
FIRST FLOOR OFFICE	1,313 sq ft	122 sq m
TOTAL AREA	15,560 sq ft	1,446 sq m
Height (m)	8	
Level access loading doors	2	
Yard depth (m)	40	
Parking spaces	13	

A range of bespoke fit out options are available.

All floor areas are approximate gross internal areas.



Dock and level access loading



High speed internet



First floor office with flexible undercroft for occupier fit-out



High quality estate environment, labour proximity and travel mode options



Electric car charging points



24 Hour access

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

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

EPC rating of A

St. Modwen Logistics designs, builds, owns and manages high-quality industrial and logistics assets in the UK.

Concentrated around major infrastructure and conurbations, customers include some of the world's biggest logistics and e-commerce organisations as well as significant national and regional enterprises. As one of the UK's most active developers of speculative and built-to-suit industrial & logistics buildings, our commercial development activity is focused on sites where we are well-positioned to meet the needs of our customers.

We build and own warehouse properties for a range of customers by using our strategic land or acquiring land from third parties while drawing up plans based on expected local demand. With planning permission in place, we prepare the land before construction takes place to either deliver speculative buildings or create bespoke ones for customers who in turn lease the property. We own the majority of these properties for the long term.

Our team of dedicated experts focus on bringing our sites forward for both speculative and build to suit development, delivering quality buildings and outcomes via our project delivery teams, responding to our customers' requirements through our leasing teams and building long term relationships with our asset management teams.



Part of St. Modwen Properties Ltd

1.2m sq ft

Logistics space delivered in 2020



Experts in the planning process

30+

Years of experience

94%

of logistics space to be retained

1.6m sq ft

Committed logistics pipeline delivery

c19m sq ft

Logistics pipeline



A dedicated team of 60 skilled professionals

St. Modwen's Responsible Business Ambitions



Net carbon reduction



Biodiversity & sustainable environments ambition



Diversity & inclusion



Education & future skills



Health & wellbeing

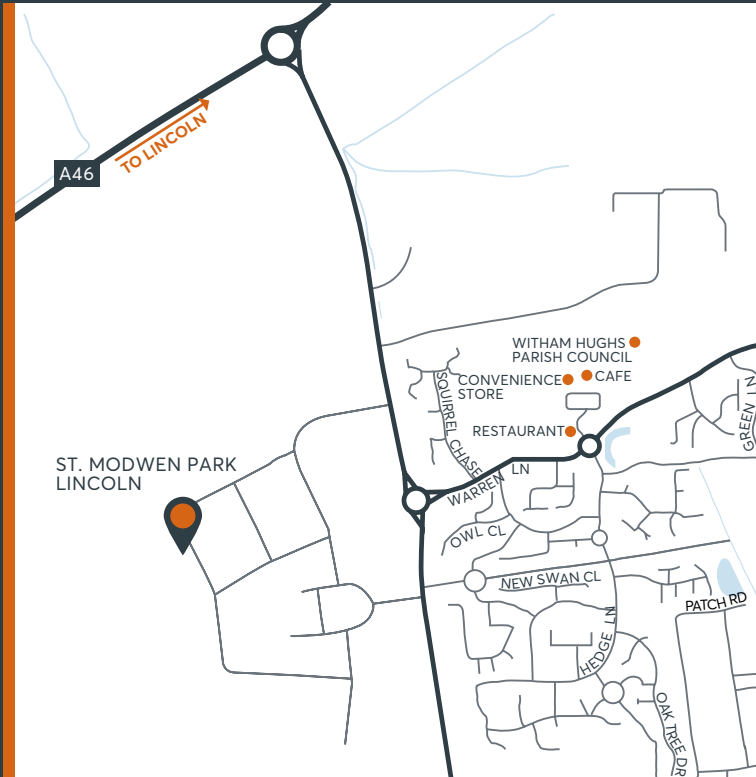


Responsible operating practices & partnerships

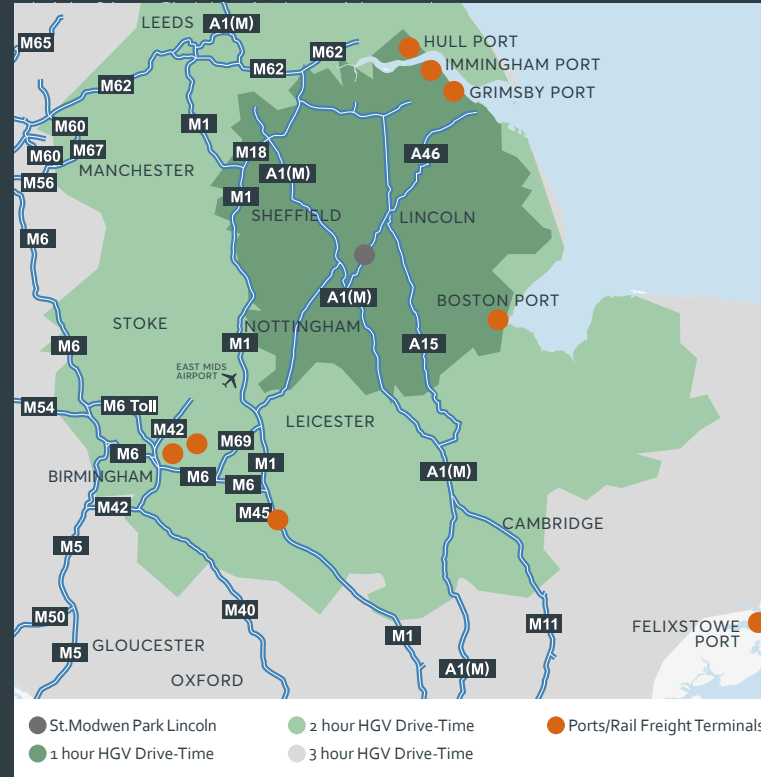


ST. MODWEN PARK LINCOLN

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

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