

ST. MODWEN PARK LINCOLN

A46 • LINCOLN • LN6 9BJ

DESIGN & BUILD OPPORTUNITIES

From 9,555 to 410,000 sq ft (888 to 38,090 sq m)

TO
LET



ST.MODWEN



ST. MODWEN PARK LINCOLN IS A 70 ACRE BUSINESS PARK LOCATED ON THE A46 WITH DESIGN AND BUILD OPPORTUNITIES

ILLUSTRATIVE MASTERPLAN (SHOWING MAXIMUM UNIT SIZE)



LOCATE YOUR BUSINESS IN NORTH KESTEVEN



115,985
Population
of North Kesteven



59%
are of working age
(16-64 years old)



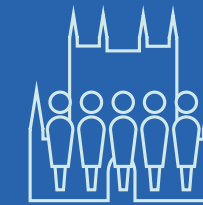
88%
of residents
economically active



£13.52 Median
Hourly Pay for all
Full-Time Workers
(East Midlands **£13.18**
and GB **£14.36**)



£531.7 Median Gross
Weekly Pay for all
Full-Time Workers
(East Midlands **£529.9**
and GB **£571.1**)



99,039
Lincoln's Population



For Life Satisfaction
out of 326
English Local
Authorities



30% of those of
working age (16-64)
are highly qualified
(NVQ4 Level & above)

86%
of people of
working age have
qualification levels
at least at Level 1
(National
average 85%)



£1,986million
Total Gross Value Added
(GVA) for all industries



26.9 crimes per 1,000
people – one of the
lowest in the country
for the 5th year running

ST. MODWEN PARK LINCOLN

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 direct access to A1(M). St. Modwen Park Lincoln also has the benefit of more than 4MVA of available power which has been committed to the development.

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

DESIGN & BUILD

Design and build packages are available to meet businesses' requirements. Buildings from 9,555 up to 410,00 sq ft can be accommodated on the 40 acres of development land.

St. Modwen take a proactive approach to delivering bespoke packages for occupiers.

St. Modwen's team of specialists will provide an efficient build process from conception, through planning to completion of the property.

PLANNING

St. Modwen Park Lincoln has an extant planning consent for B1, B2 and B8 and is one of three strategic employment sites in the region. The principle of industrial and warehouse development is already established on the site making way for a straightforward planning process for new development.

St. Modwen Park Lincoln sits within the administrative boundary of North Kesteven District Council which is supportive of further development on this site and has a planning team that will work with St. Modwen to ensure a timely planning process.

DESIGN & BUILD UNITS

From 9,555 to 410,000 sq ft (888 to 38,090 sq m)

**ST. MODWEN
PARK**
LINCOLN

ACCOMMODATION

UNIT	sq ft	sq m	
L16	15,575	1,447	
L18	18,170	1,688	
L21	21,149	1,965	
L23	23,029	2,139	
L25	25,488	2,368	PRE LET SUMMER 2020
L29A	9,535	888	
L29B	9,535	888	
L29C	9,535	888	
L32	31,905	2,964	LET
L34	33,738	3,134	
L42	41,503	3,856	
L52	51,923	4,824	
L55	54,793	5,090	SUMMER 2020
L64	63,722	5,920	LET
L95	94,503	9,663	
L102	102,250	9,499	
L134	134,006	12,450	
L410	410,026	38,092	



ILLUSTRATIVE MASTERPLAN
(SHOWING A RANGE OF UNIT SIZES)

EXCELLENT ACCESS TO SEA PORTS, AIRPORTS AND THE MOTORWAY NETWORK

**ST. MODWEN
PARK
LINCOLN**



DRIVE TIMES

	MINS	MILES
A1	9	7
Lincoln	24	9
Newark	18	9
J21A M1	48	47

AIRPORTS

East Midlands Airport	40
Humberside Airport	42
Doncaster Airport	40

DOCKS

Grimsby Docks	53
Immingham Docks	50
Felixstowe Docks	145
Liverpool Docks	130



ST. MODWEN

St. Modwen is a different kind of property partner taking a different view. Thirty years' experience as an expert developer and regeneration specialist, dealing with complex and challenging sites, has taught us to challenge the norm and create new and sustainable solutions to benefit all those involved. Today, we continue to unlock value and deliver quality outcomes across a wide range of activities, from regeneration to the long-term planning and development of commercial and residential assets, as well as active asset management.

With an experienced hands-on in-house team and support from some of the industry's leading consultants, St. Modwen can quickly interpret the exacting needs of end users and ensure buildings are delivered on time and to budget. Over recent years St. Modwen has delivered a significant amount of industrial space to a range of occupiers including Ocado, Amazon, DPD, and DHL.

FOR FURTHER INFORMATION

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