



PARKES WAY  
**LEAFBRIDGE**

NORTH HYKEHAM, LINCOLN





Parkes Way is a privately owned brand new development on Leafbridge, Lincoln's premier business park by Stirlin.

Stirlin, a Lincoln-based property developer, specialise in high-quality commercial property. Since being established in 2007, Stirlin has developed over 230,000 square feet of commercial property in prime locations across Lincolnshire.

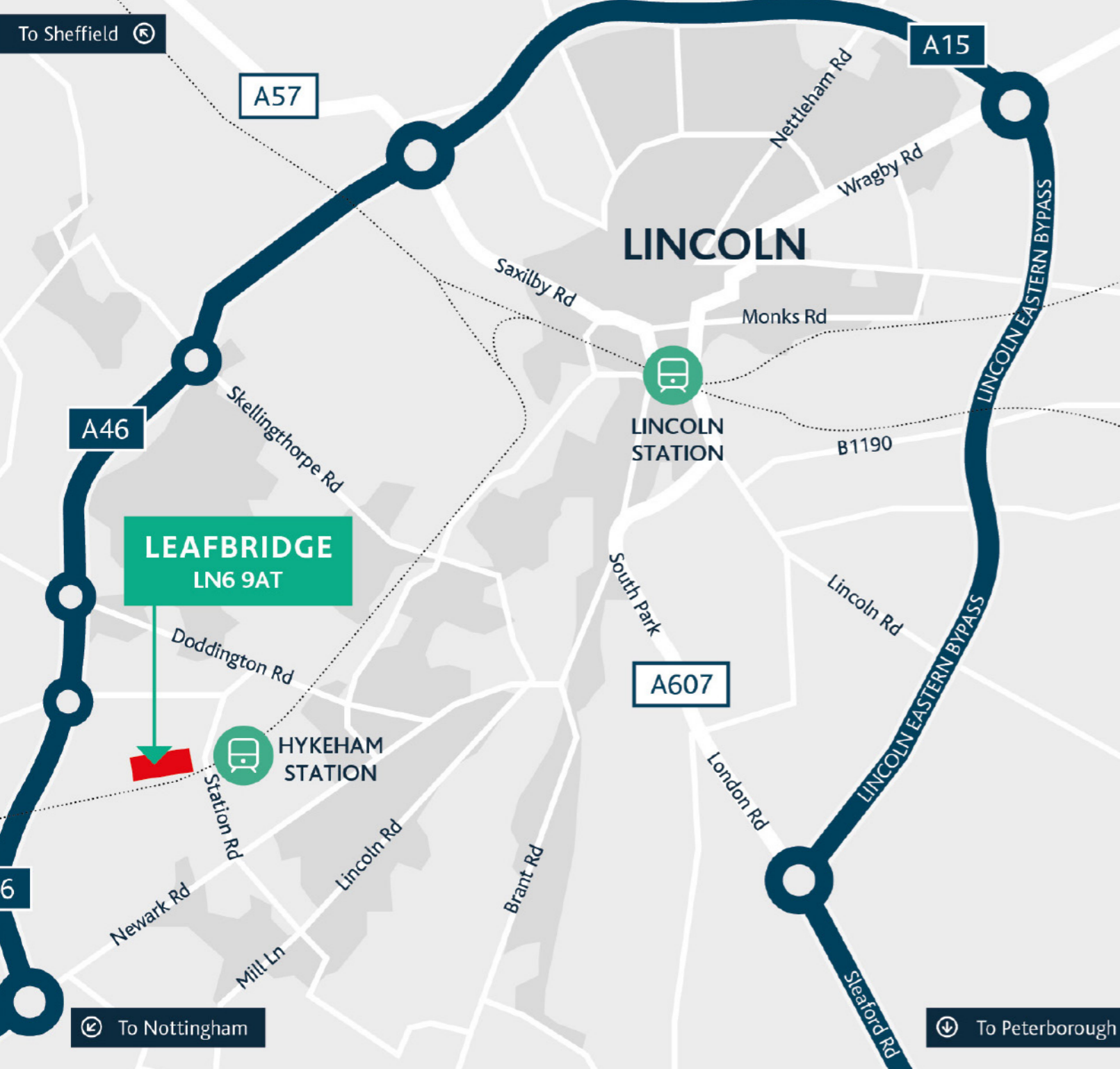
## Parkes Way – Leafbridge Phases

The continued success of Leafbridge has brought forward the development at Parkes Way, a development of over 23,000 sqft of prime warehousing. The development was completed by Stirlin who have overseen the delivery of the wider Leafbridge development and specialise in delivering high-quality commercial property.

The development includes 6 warehouses developed across a detached unit, a pair of semi-detached units and a terrace row of 3 units.

- Accessible location and within easy reach of Lincolns Bypass
- Brand new modern warehousing suitable for a variety of uses
- 6 units measuring between 3,046 sqft and 12,130 sqft (23,222 sqft combined).
- High Specification
- Each unit will benefit from an electric sectional door, warehouse facility, personnel door, toilet facility and allocated parking.
- TO LET





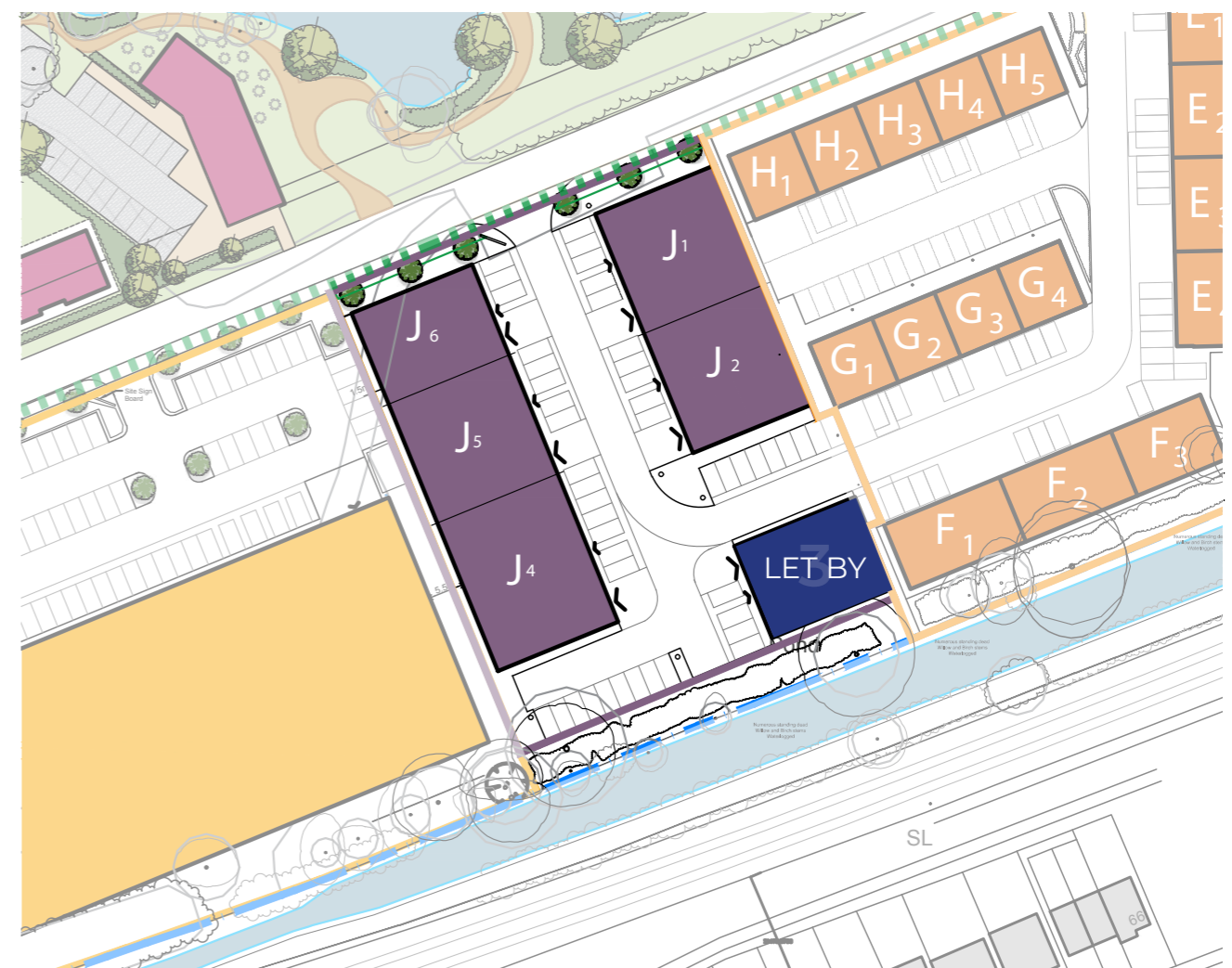
## Location

Leafbridge is well located, just 1 mile from the A46 bypass which provides direct access to Nottingham and Leicester, and 10 miles from the A1. The Lincoln Eastern Bypass opened in 2020 and greatly improved transports links around the city.

## Available Units

Description	Property Type	Size (ft <sup>2</sup> )	Status	Price
1	Semi-detached	4,025	Available	£30,000
2	Semi-detached	4,025	Available	£30,000
3	Detached	3,042	LET BY	LET BY
4	End terrace	5,026	Available	£37,000
5	Mid terrace	4,058	Available	£30,000
6	End Terrace	3,046	Available	£23,000

Please note, floor areas are based on the Gross Internal Areas for each unit and the completion dates may be subject to change depending on progress throughout the build period.







## Further Information

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### Tenure

Each unit will be available TO LET on new Full Repairing and Insuring terms at the rents described above.

### Services

Mains electricity, drainage and water will be available to each unit. None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

### Outgoings

Business rates: To be confirmed following practical completion of each unit.

### Service Charge

Each building will contribute to the cost of any shared services from the date of lease commencement. Full details can be provided by the agent.

### Legal Costs

Each party will be responsible for their own legal costs.

### Energy Performance Certificates

An Energy Performance Certificate will be carried out for the units on practical completion.

### Viewing

Viewing is strictly by appointment with the sole agents:

Pygott & Crone,  
21 The Forum,  
Lincoln,  
LN6 8HW





Pygott & Crone

LETTING AGENT

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