



TEAL PARK, A46 LINCOLN BYPASS/ WHISBY ROAD, LINCOLN, LN6 3QZ

- Teal Park comprises an 87 acre (35 hectare) Business Park adjacent to the A46 Lincoln Bypass.
- Home to Siemens, together with Marshall Jaguar Land Rover, KFC, Costa Coffee, Vincent Court & Blackwood Court.
- Plots are available for leasehold design & build projects from 0.5 acres upwards.
- Teal Park is allocated commercial development and planning permission has been granted for public house/restaurant, hotel, leisure as well as trade counter/showroom uses in addition to industrial/warehousing and offices.

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BROWN & CO

Property and Business Consultants

TO LET: LEASE & RENTAL TERMS UPON APPLICATION

LOCATION

Teal Park occupies a prominent location fronting both the A46 Lincoln bypass and Whisby Road and is located on the south western edge of the city of Lincoln. A newly-built roundabout on the bypass serves a new dual carriageway providing access to the development and as of today's date, over 30,000 sq m (330,000 sq ft) of commercial floorspace has been constructed on the site.

From Teal Park, easy access can be obtained to the A1 at Newark approximately 17 miles away which can be reached in approximately 15 minutes and the site is situated adjacent to the Lincolnfields Business Park which is home to health clubs, hotels, restaurants, car showrooms and offices together with other uses.

The population of Lincoln and Hykeham is estimated at 115,000 people with the city set to grow dramatically in coming years both residentially and commercially.

DESCRIPTION

Teal Park is Lincolnshire's largest business park extending to over 87 acres (35 hectares) and is home to Siemens' latest UK plant together with a new Marshall Jaguar Land Rover dealership and features a Costa Coffee drive-thru as well as a stand-alone KFC with drive-thru facility. Our developer client has also undertaken a number of speculative projects on the site in the form of trade counter and industrial units at Vincent Court.

Plots are available for leasehold design & build from 0.5 acres upwards and Teal Park is therefore able to accommodate virtually all size requirements provided suitable lease and rental terms can be agreed with our client.

Teal Park is suitable for a wide variety of commercial and employment uses, and further details can be provided upon request through Brown & Co and our developer client as well as the local authority. This diversity regarding what can be constructed at Teal Park is demonstrated by existing uses on the site and by properties currently under construction as outlined above.

PLANNING

Planning consent was granted several years ago by North Kesteven District Council for the development of Teal Park under use classes A4 (restaurant/public house), B1, B2 and B8 (light and general industrial, offices and storage/warehousing/distribution), C1 (hotel), D2 (gymnasium/leisure) and sui generis (trade counter/showroom).

Teal Park is therefore suitable for a wide variety of potential commercial and leisure/hospitality uses subject to suitable lease and rental terms being agreed with our client.

SERVICES

We understand that Teal Park is serviced by mains electricity (with 3 phase supply available to all plots), gas, water and drainage.

LEASE & RENTAL TERMS

Each of the available parcels of land at Teal Park, some of which can be amalgamated if required to form larger plots, are available on a leasehold design & build basis with each prospective tenant to enter into a new lease in respect of any property to be constructed by our client at this location and subject to acceptable rental terms being agreed between the parties. Further details are available upon request through Brown & Co as agent for the developer.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of the agreement for lease and eventual lease negotiated between the parties.

VAT

VAT will be charged upon any rental agreed between the parties in connection with any lease negotiated relating to any property to be constructed by our developer client at Teal Park.

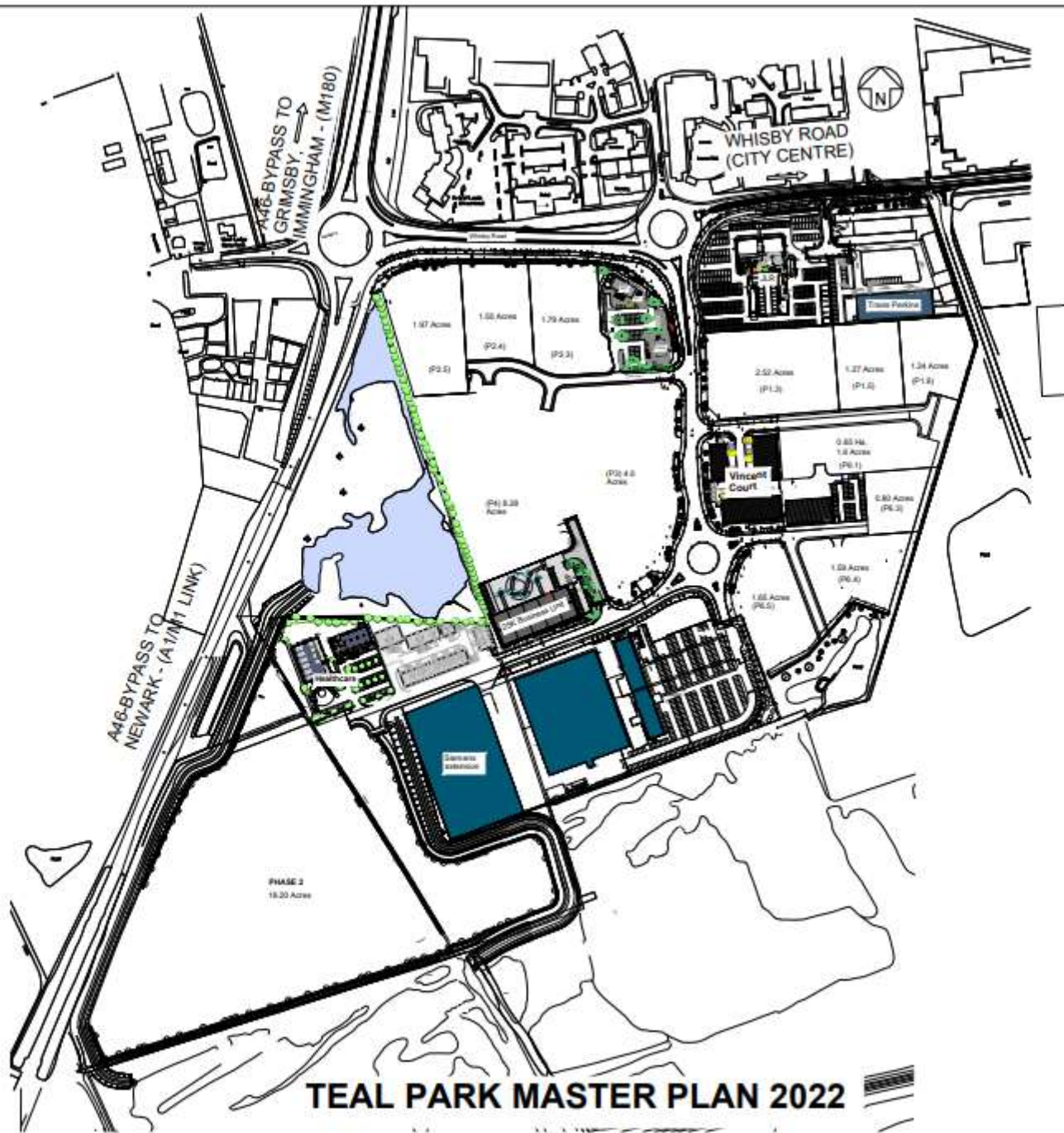
VIEWING AND FURTHER INFORMATION

As this site is an active construction site, all prospective interested parties are advised to make a formal appointment to inspect the Teal Park site through Brown & Co as agent for the developer. To meet with HSE guidelines, all parties visiting the site are to carry and wear the relevant PPE in the form of a hard hat, high viz jacket and the appropriate footwear. To arrange a site meeting with a member of the Brown & Co team, please contact:

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TEAL PARK MASTER PLAN 2022



Teal Park			
Location	Teal Park off Whisby Road, Lincoln		
Drawing	2022 Master Plan		
Project Number	100	Scale	1:1000
Client	2011/0000	Sheet Size	A1
Project Status	Construction	Drawing No.	11/MP/22

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