



LEASEHOLD DESIGN & BUILD OPPORTUNITIES

Lincoln Business Park, Doddington Road/Sadler Road, Lincoln, LN6 3LH

- Serviced commercial development plots available for leasehold design & build projects and where the site is suitable for a wide variety of potential end uses, subject to the relevant planning permissions being obtained.
- Lincoln Business Park is home to Thompson & Richardson Financial Services, Brown & Co LLP and The East Midlands Ambulance Service NHS Trust and other neighbours include Booker, Dynex Semi-Conductors and Minebea.
- Approximately 12.1 acres (4.90 hectares) available for further development. Developer client looking to construct buildings from 5,000 sq ft (465 sq m) upwards.
- Excellent location just off Doddington Road with easy access to both the city centre as well as the A46 Lincoln bypass leading to the A1 at Newark.

James Cameron
Brown&Co
Lincoln
01522 457800
James.cameron@brown-co.com



Property and Business Consultants

LEASE & RENTAL TERMS AVAILABLE UPON APPLICATION

LOCATION

Lincoln Business Park occupies a prominent position with extensive frontage onto both Doddington Road and Sadler Road. This location provides easy access to both the city centre as well as the A46 Lincoln bypass which links to the A1 at Newark, approximately 17 miles from the site.

It is estimated that Lincoln and North Hykeham have a combined population as of 2021 of approximately 115,000 people and this is set to grow dramatically both residentially and commercially in coming years. There are a number of exciting projects currently being built in and around Lincoln University to include the Medical School due to open in Summer 2021 and associated student facilities which are having a positive impact on both the city centre and the wider economy across all sectors.

DESCRIPTION

Lincoln Business Park briefly comprises a 15 acre (6 hectare) level parcel of consented and serviced commercial development land where approximately 12.1 acres (4.90 hectares) are available for further development. This location is already home to Thompson & Richardson Financial Services, Brown & Co LLP and The East Midlands Ambulance Service NHS Trust. The site is suitable for a wide variety of uses, subject to the relevant planning permissions being obtained, to include Offices, Medical/Dental/Veterinary Surgery, Gymnasium, Children's Day Nursery, Trade Counter Units and Industrial/Warehousing.

Our clients are looking to construct buildings at this location in excess of 5,000 sq ft (465 sq m) with associated landscaping and car parking appropriate to each property to be built. Our developer client has a full in-house team available to them to oversee construction from start to finish to include architectural and planning consultants, a full construction team and their own plant and machinery. We therefore believe that all prospective tenant requirements can be accommodated through Taylor Lindsey at Lincoln Business Park, subject to suitable lease and rental terms being agreed between the parties.

SERVICES

We understand that each of the available serviced development plots at Lincoln Business Park will be able to be connected to mains electricity (with 3 phase supply), gas, water and drainage.

TOWN & COUNTRY PLANNING

Lincoln Business Park is allocated for Commercial Development under the current Local Plan. For further information please contact Lincoln City Council. Tel: 01522 881188.

VAT

It is understood that VAT will be charged upon the rent to be paid under the terms of any lease negotiated.

LEASE TERMS

Each ingoing tenant will be required to sign a new effective full repairing and insuring lease in respect of any property to be constructed at Lincoln Business Park by our client with all new leases to incorporate 5 yearly upward-only rent reviews. Further information is available via Brown & Co LLP as agent for the developer.

RENTAL TERMS

Each design & build project will be costed and rentalised based upon the specification required by the ingoing tenant and having regard to our own client's aspirations with regard to lease terms which are expressed above.

LEGAL COSTS

Each party will be responsible for their own legal costs in respect of any letting negotiated as well as any agreement for lease documentation required to be entered into between the parties prior to the construction process commencing.

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 Lincoln Business 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 Brown & Co together with a member of the development team, please contact Brown & Co:

Brown & Co
5 Oakwood Road
Lincoln
LN6 3LH
Tel: 01522 457800



James Cameron

01522 457172

07768 465753

james.cameron@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich, NR3 1AB. Registered in England and Wales. Registration Number OC302092.

5 Oakwood Road, Lincoln, LN6 3LH
01522 457800 | lincoln@brown-co.com

BROWN & CO