



- Detached New-Build Premises due for completion Q2 2023.
- Spec includes 32 metre dedicated service Yard, 125kva 3 phase electric supply, 7 metre / 23 ft eaves height and 4 electric sectional loading doors to front elevation together with electric car charging points.
- Teal Park already home to Siemens, Jaguar Land Rover, Costa Coffee & KFC.
- New effective FRI lease available for a minimum term of 10 years.



**NEW-BUILD 25,000 SQ FT**

**INDUSTRIAL /DISTRIBUTION WAREHOUSE**

**TEAL PARK, A46 LINCOLN BYPASS/WHISBY WAY, LINCOLN, LN6 3QZ**

**RENT: £212,500 P.A.X LEASEHOLD**

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## LOCATION

Teal Park is situated on the South Western side of Lincoln adjacent to the A46 Lincoln Bypass. It is Lincolnshire's Premier Business Park extending to over 87 acres (35 hectares) and is already home to Siemens, Jaguar Land Rover, Costa Coffee and KFC.

The A1 at Newark is approximately 17 miles away.

## DESCRIPTION

Our client will shortly commence construction of this speculative, New-Build Industrial Unit/Distribution Warehouse which will have a gross internal area of approximately 25,000 sq ft (2,323 sq m) to be built to a high specification to include 7 metre / 23 ft eaves height, 3 phase electricity supply with 125 kva supply, 35 kn/m<sup>2</sup> floor loading capacity, 4 level access 4 metre wide electric sectional loading doors, electric car charging points to Car Park and large secure enclosed 32 metre fenced Yard in addition to 45 car parking spaces. The building will have a full-height glazed frontage to part to enable the tenant to install Offices to suit their requirements. 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 Jaguar Land Rover dealership and which will shortly feature 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.

## PLANNING

Teal Park has an established planning consent covering various Use Classes to include B1, B2 and B8 together with A4, C1 and D2 in addition to Sui Generis Trade Counter / Showroom.

## SERVICES

The property will benefit from connection to mains electricity (with 3 phase 125 kva supply) together with water and drainage.

## LEASE & RENTAL TERMS

The Premises will be available from Q2 2023 by way of a new minimum 10 year effective full repairing and insuring lease at a commencing rent of £212,500 per annum exclusive of VAT.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in respect of any transaction negotiated.

## VAT

VAT will be charged upon the rent to be paid under the terms of the new lease.

## VIEWING AND FURTHER INFORMATION

Please contact Brown & Co as the Sole Letting Agents:

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