

Design & Build



Roman Gate, Nettleham Road, Lincoln, LN2 4GR

DISTRICT CENTRE FRONTING MAJOR ARTERIAL ROAD

- 9-Acre district centre development located to the north east of Lincoln.
- Adjacent to the A46 bypass with prominent arterial road frontage to Nettleham Road.
- Adjacent development of 300 houses under construction.
- Considered suitable for retail, office, public house / restaurant and leisure uses.

ROMAN GATE

Location

Roman Gate occupies an exceptionally prominent arterial road position, offering extensive frontage to Nettleham Road, adjacent its junction with the A46 Lincoln bypass. Existing occupiers include Starbucks, Energie Fitness and Chattertons Solicitors.

Lincoln's historic core (comprising the Cathedral, Castle and Bailgate) is approximately one mile away. A Waitrose food store is located immediately to the south of the site and opposite is the Nettleham Road Shopping Centre which is home to a range of local and national occupiers including Iceland, Asda, KFC, Taco Bell and Post Office.



Restaurant/Pub Site

Part of the site has detailed planning permission for a 4,000 sq ft restaurant building on a site of one acre, between the Lincoln bypass roundabout and Energie Fitness. This is considered one of the most prominent and best located public house/restaurant sites in and around Lincoln. The design can be adapted to suit a specific occupiers requirements.



Services

All mains services are available.

Tenure

Buildings are constructed on a 'design and build' basis to suit individual occupiers' requirements and offered to let. A minimum ten-year lease term is normally required.

Viewing

For further information or to discuss your requirements please contact:

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