

# ST. MODWEN PARK LINCOLN

LN6 9BJ



Up to 4MVA  
power provision  
to the scheme



Target for  
BREEAM Excellent



Direct access to A46  
connecting to A1

BUILD TO SUIT OPPORTUNITIES

**TO LET: UP TO 349,872 SQ FT (32,506 SQ M)**



# Changing spaces in Lincoln

St. Modwen Park Lincoln provides flexible opportunities to the occupier market within the industrial and logistics sectors.

This is a unique opportunity for businesses to be located on the A46 dual carriageway, midway between Lincoln and Newark, giving excellent access to sea ports, airports and the national motorway network. The A1 is approximately 7 miles from St. Modwen Park Lincoln with access to the A1(M) via the A46.

In addition, St. Modwen Park Lincoln will benefit from the Central Government investment in infrastructure improvements to the Newark interchange/ bypass and completion of the Lincoln bypass. Both projects will enhance speed of travel South-West down the A46 and North-East to the Humber Freeports.

St. Modwen Park Lincoln also has the benefit of more than 4MVA of available power which has been committed to the development, offering suitable space for occupiers with large power requirements.

The area has already attracted prominent businesses such as Currys and Siemens. Occupiers at St. Modwen Park Lincoln include DHL, Furniture Village, Apogee, NIC and DPD.

## Why choose St. Modwen Park Lincoln?



Further Build to Suit opportunities available



Population of 225,000 people (Lincoln & Newark)



Direct access to A46, leading to the Newark Interchange & the A1



Under an hour's drive from both East Midlands and Doncaster Airports



Strategically located midway between Lincoln and Newark.



On-site cycle routes and access to cycle networks



Nearby local amenities and shops within Witham St. Hughs



BREEAM EXCELLENT Target Accreditation



EXTERNAL STORAGE SPACE ALSO AVAILABLE TO RENT UP TO 1.5 ACRES

Indicative master plan computer generated image.





# Why choose Lincoln?

Lincoln is a major commercial location, benefitting from a strong local labour force and excellent transport links. St. Modwen Park Lincoln offers a unique opportunity to be located on the A46 dual carriageway, midway between Lincoln and Newark.



88% of the population is economically active



64.25% of population is of core working age (16 – 64) and 86% of people working have qualification levels at least at Level 1 (National average is 85%)



26th place in the ONS 'For Life Satisfaction' ratings out of 326 Local Authorities in England



£13.52 median hourly pay for all full-time workers (GB average £14.36)



Excellent transport links



One of the lowest crime rates in the country

## TRAVEL DISTANCES



### CITIES

Lincoln	9 miles
Newark	9 miles
Nottingham	30 miles
Leicester	45 miles
Sheffield	58 miles
Leeds	75 miles
Birmingham	89 miles
Manchester	95 miles



### RAIL FREIGHT TERMINALS & PORTS

Immingham Docks	50 miles
Grimsby Docks	53 miles
Port of Hull	57 miles
BIFT	66 miles



### AIRPORTS

East Midlands Airport	40 miles
Doncaster Airport	42 miles
Manchester Airport	88 miles



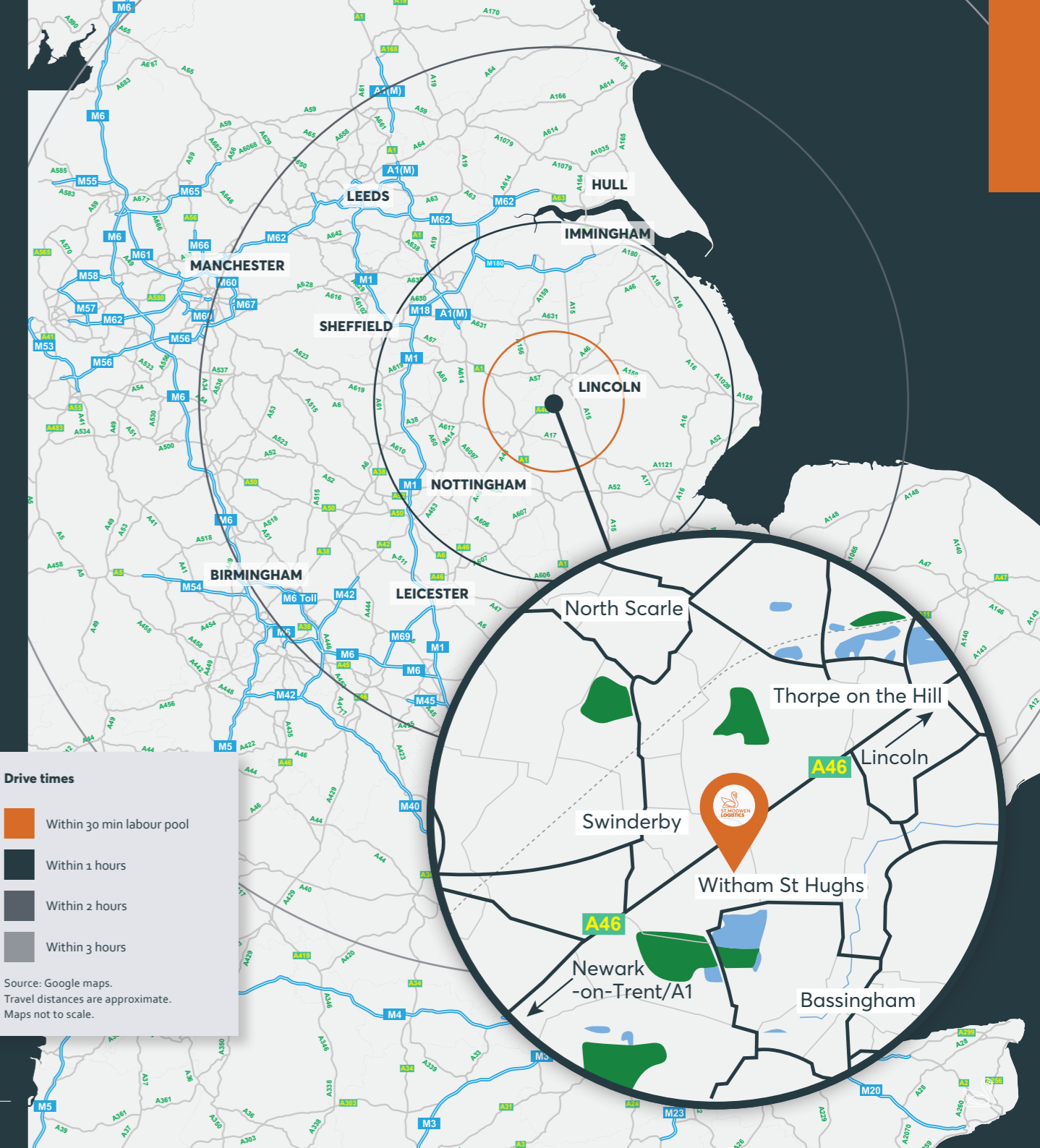
### MOTORWAYS & MAJOR ROUTES

A46	0.5 miles
A1	7 miles
M1	33 miles
M18	42 miles
M25	118 miles

**Drive times**

- Within 30 min labour pool
- Within 1 hours
- Within 2 hours
- Within 3 hours

Source: Google maps. Travel distances are approximate. Maps not to scale.



# Four unit plan option



Site plan is indicative.

## Schedule of accommodation

ST. MODWEN PARK LINCOLN

- 24 hour access
- Dock and level access loading
- EPC A rated
- Up to 4MVA power provision
- 20% EV car charging
- BREEAM EXCELLENT Target Accreditation
- First floor office with flexible undercroft for occupier fit-out

### Four unit plan option

	UNIT L155	UNIT L92	UNIT L83	UNIT L21
WAREHOUSE	136,446 SQ FT (12,676 SQ M)	81,185 SQ FT (7,542 SQ M)	72,725 SQ FT (6,756 SQ M)	18,209 SQ FT (1,691 SQ M)
OFFICES	10,238 SQ FT (966 SQ M)	5,859 SQ FT (544 SQ M)	5,489 SQ FT (510 SQ M)	2,466 SQ FT (229 SQ M)
PLANT DECK/MEZZANINE	4,658 SQ FT (433 SQ M)	4,808 SQ FT (447 SQ M)	4,432 SQ FT (412 SQ M)	
TRANSPORT OFFICE	3,210 SQ FT (298 SQ M)			
GATEHOUSE	259 SQ FT (24 SQ M)			
YARD DEPTH	35 M	50 M	35 M	TBC
CLEAR INTERNAL HEIGHT	15 M	12.5 M	12.5 M	10 M
LOADING DOCKS	12	7	6	
EURO DOCKS	2	2	2	
LEVEL ACCESS DOORS	4	2	2	2
CAR PARKING	131	89	72	20
<b>TOTAL</b>	<b>154,811 SQ FT (14,382 SQ M)</b>	<b>91,852 SQ FT (8,533 SQ M)</b>	<b>82,646 SQ FT (7,678 SQ M)</b>	<b>20,675 SQ FT (1,920 SQ M)</b>

\*All floor areas are approximate gross internal areas.

A range of bespoke fit out options are available.



# One unit plan option



Site plan is indicative.

## Schedule of accommodation

**ST. MODWEN  
PARK  
LINCOLN**



24 hour access



Dock and level access loading



EPC A rated



Up to 4MVA power provision



20% EV car charging



**BREEAM  
EXCELLENT  
Target Accreditation**



First floor office with flexible undercroft for occupier fit-out

### One unit plan option

UNIT L350	
WAREHOUSE	322,751 SQ FT (29,985 SQ M)
OFFICES	16,306 SQ FT (1,516 SQ M)
PLANT DECK/MEZZANINE	7,552 SQ FT (702 SQ M)
TRANSPORT OFFICE	3,000 SQ FT (279 SQ M)
GATEHOUSE	262 SQ FT (24 SQ M)
YARD DEPTH	55 M
LOADING DOCKS	26
EURO DOCKS	2
LEVEL ACCESS DOORS	4
CAR PARKING	267
<b>TOTAL</b>	<b>349,872 SQ FT (32,506 SQ M)</b>

\*All floor areas are approximate gross internal areas.

**A range of bespoke fit out options are available.**





# The Swan standard

St. Modwen Parks embody our core purpose – to change places and create better futures.

The Swan Standard delivers improved quality, sustainable and consistent developments across the St. Modwen Logistics portfolio that impact positively on both the environment and local communities.

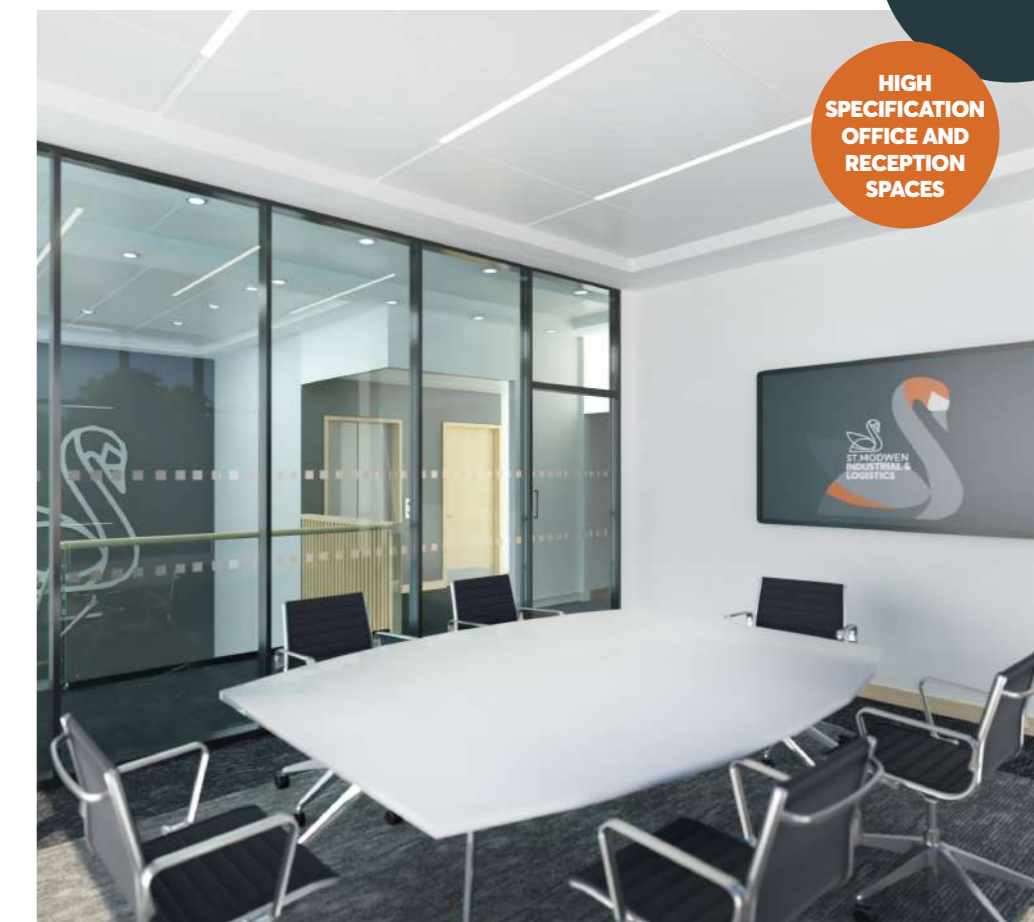
Through thoughtful and considered design, we have crafted a philosophy that we believe will have positive and tangible benefits for our customers.

High quality office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.

- 75% enhancement on building regulations for air leakage
- 30% better than current requirements for embedded carbon
- Delivered by industry leading supply chain
- Sustainable environments addressing well being
- Designed for flexibility and low operational cost
- Quality materials throughout
- Operational life cycle recycling
- Flexible office space for future fitout
- Low energy use
- Net carbon zero embedded



**SUSTAINABILITY AT THE CORE**



**HIGH SPECIFICATION OFFICE AND RECEPTION SPACES**



Our Building Code



Our Park Code







# Our sustainability commitment.



All new strategic land projects will achieve **Net Biodiversity Gain of no less than 10%**



We aim to **divert 95% of all construction waste** away from land fill



All new buildings will be fitted with **SMART Automated Energy Readers**



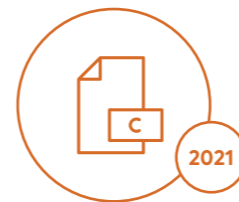
New buildings over 100k will be fitted with PV panelling to ensure the building achieves an **EPC A+ rating and an operationally Net Zero Carbon office**



All new buildings will be served via **'Green Tariff' energy**



All new buildings will have **EV charging stations** serving 20% of all car parking spaces



All buildings will be designed and built in line with our **2021 Building Code**



All St. Modwen Parks will be designed to reflect **the very best aspects of the Park Code**



Our average Considerate Constructors Scheme (CCS) score will be **40/50**

▶ Sustainability is a key focus for us and our desire to meet carbon neutrality targets is one of the many elements captured in the Swan Standard. It also assists our customers in driving forward their own sustainability agendas, which are more ambitious now than ever before.

The Swan Standard provides a consistent approach to the development of land, construction of warehouse units and the ongoing management of our logistics and industrial parks.

All parks will be fully compliant with the Swan Standard by 2023, which in turn will help deliver on 10% biodiversity net gains on new developments and become net zero carbon by 2025.

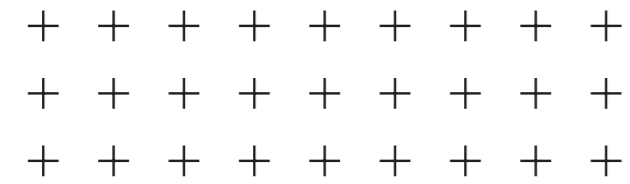




## A great space for people

Designed with our customers in mind, our primary goal is to create places where business can thrive, people want to work and that benefit the wider community.

The Swan Standard goes beyond just warehousing. Our parks will offer enhancements across transport, security, environment and wellbeing to help create truly better futures.



**01 TRIM TRAIL & OUTDOOR GYM**

Situated alongside additional landscaping, the trim trail and outdoor gym will be implemented to promote wellbeing at the park.



**02 OUTDOOR MEETING SPACE**

Outdoor seating areas are provided, perfect for informal meetings in the fresh air.



**03 GREEN TRAVEL PLAN BUS STOPS & CYCLE PATHS**

Dedicated cycle paths and pedestrian routes will run through the development. New bus stops have been installed along Camp Road.



**04 EASY ACCESS TO LOCAL AMENITIES**

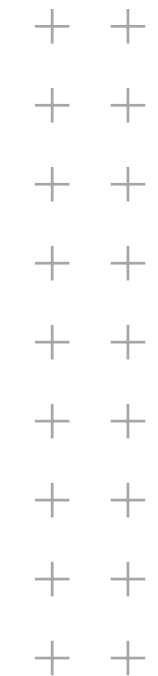
The site occupies a prime position close by to Witham St. Hughs offering a range of local amenities on the doorstep.



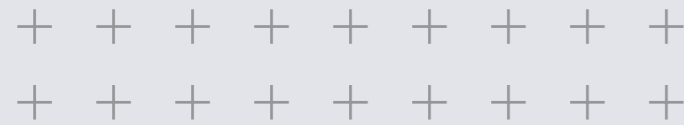
**05 BIODIVERSITY & LANDSCAPING**

Structured landscaping and swales provide a haven for wildlife and the nearby Thurlby Lake offers further opportunities for relaxation. In addition, there is a nature park planned for the community to enjoy.

stock images are indicative only.







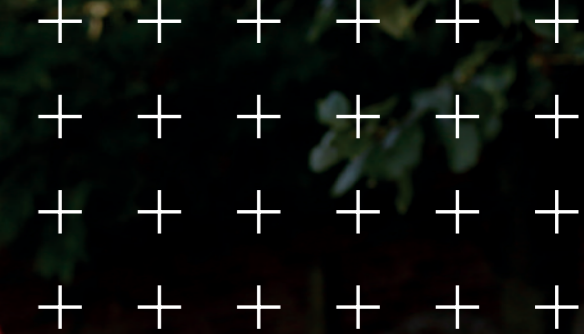
## Our responsible

## business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:



We are focused on **six core areas** where we can make a sustained difference to society and the environment.







## About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

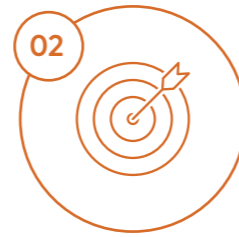
St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.



**Part of St. Modwen Developments Ltd.**  
(Owned by Blackstone)



**Experts in the planning process**



**We maintain and manage our space**



**Dedicated team of 60 skilled professionals**



Across 676 units



Sq ft of warehouse space spanning 50 parks nationwide



## Our Values



### We unlock potential

We have a rich heritage of improving communities through regeneration, so we see the potential in every opportunity. We overcome challenges, learn and evolve to create something better.



### We're joined up

We collaborate, share expertise and work with people, ideas and opportunities to create better outcomes for the long term. We aspire to create a strong team culture.



### We build quality outcomes

We always strive to deliver quality outcomes for which we will be accountable and of which we can be proud today and for the future.



### We do what we say

We have a vision for the future, make lasting commitments and deliver on our promises.



### We do the right thing

We always act with integrity, honesty and respect and put safety first (before anything else).





# ST. MODWEN PARK LINCOLN

LN6 9BJ



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