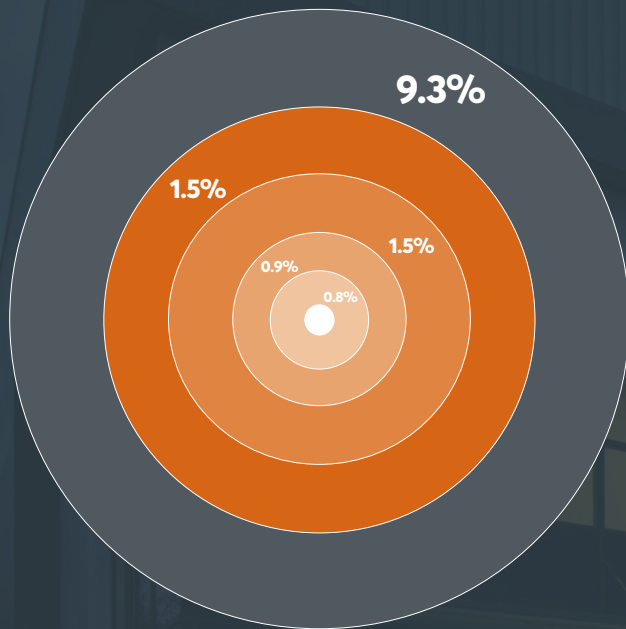


WHY ST. MODWEN PARK LINCOLN

How much more expensive are other locations compared to Lincoln?

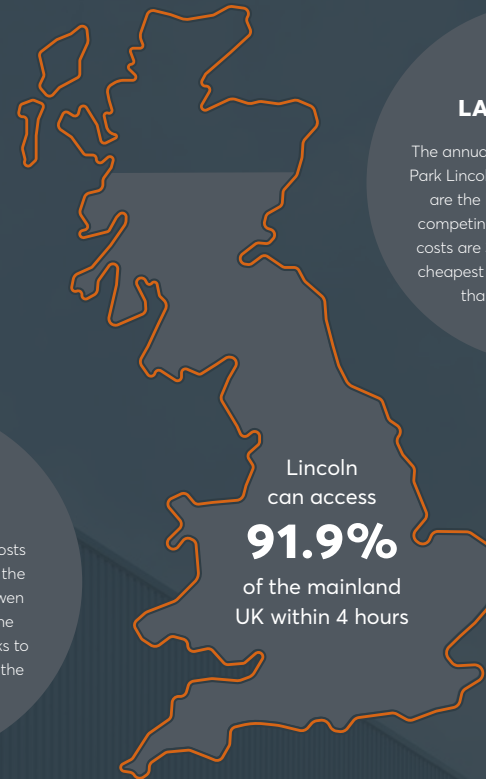


GEOGRAPHICAL ACCESSIBILITY:

St. Modwen Park Lincoln's location means that 91.9% of the mainland UK can be accessed within a 4 hours drive. The road network allows for direct access to surrounding cities such as Nottingham, Sheffield and Peterborough as well as to the A1.

COST-EFFECTIVE LOCATION:

When taking into account the costs of leasing and operating across the 6 competing locations, St. Modwen Park Lincoln works out to be the most cost effective option, thanks to comparatively cheap rents and the cheapest labour costs.

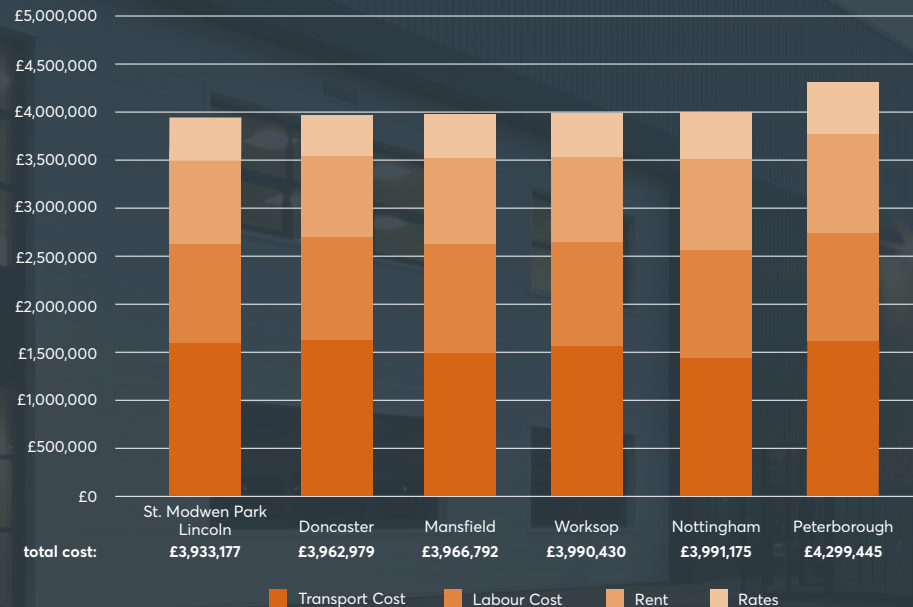


CHEAPEST LABOUR POOL:

The annual labour costs in St. Modwen Park Lincoln for operating a warehouse are the lowest when compared to competing locations. Lincoln's labour costs are 3.4% cheaper than the next cheapest location and 8.6% cheaper than the most expensive.

SUPPORTIVE COUNTY AND DISTRICT COUNCILS:

St. Modwen Park Lincoln is endorsed by supporting County and District Councils that is keen to attract occupiers with competitive business rates lower than surrounding locations. Additionally, Team Lincolnshire, the inward investment branch of the Council, actively seeks to work with occupiers and support them where possible.



Average cost saving of
£108,987
compared to competing locations



Average labour savings of
£67,363
compared with competing locations