ST. MODWEN PARK LINCOLN

LN6 9BJ

ST.MODWEN LOGISTICS

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

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

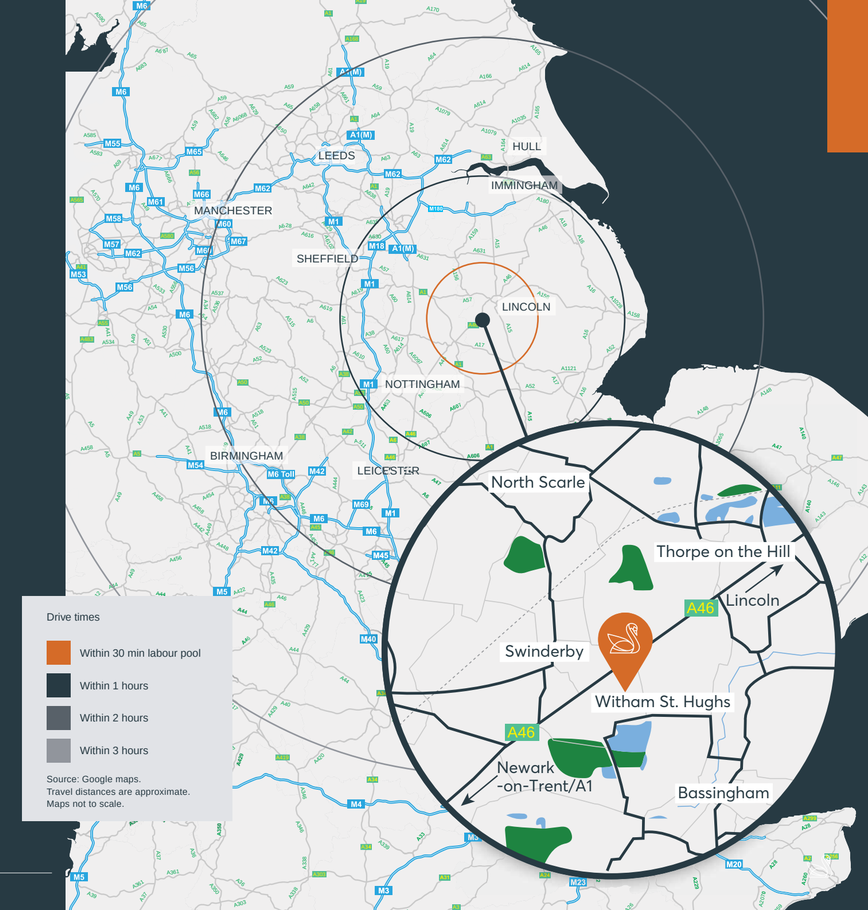
Immingham Docks	50 miles
Grimsby Docks	53 miles
Port of Hull	57 miles
BIFT	66 miles

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



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 rating

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
TOTAL	**154,811 SQ FT** (14,382 SQ M)	**91,852 SQ FT** (8,533 SQ M)	**82,646 SQ FT** (7,678 SQ M)	**20,675 SQ FT** (1,920 SQ M)

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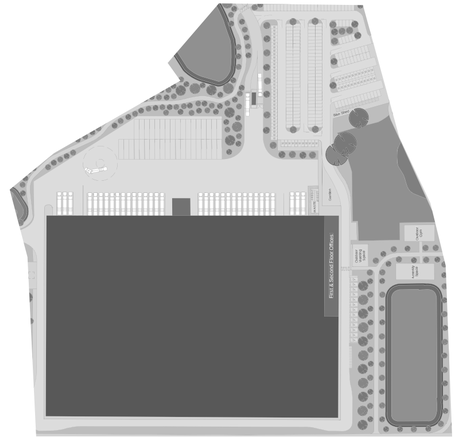
A range of bespoke fit out options are available.


First & Second Floor Offices