

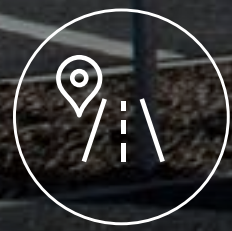
ST. MODWEN PARK LINCOLN



LN6 9BJ

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AVAILABLE NOW



Strategically located site with direct access to A46 connecting to A1



Placing this building in the top 10% of UK warehouses for sustainability

INDUSTRIAL WAREHOUSE UNIT AVAILABLE TO LET NOW

UNIT L111: 110,948 SQ FT (10,307 SQ M)

High performance **space** for your business

If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **L11** is an **highly sustainable warehouse** that will deliver benefits for your business, your people and the environment.

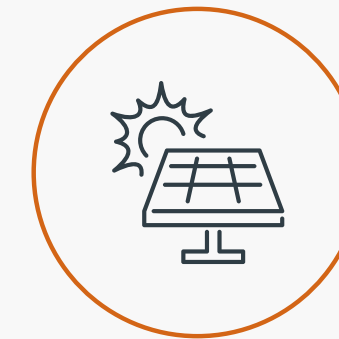
An ideal location

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.

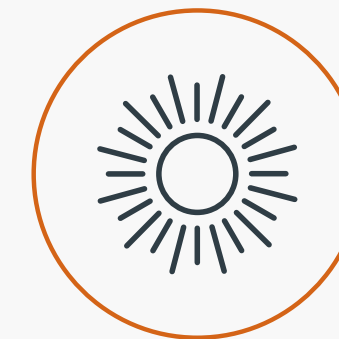
*data obtained using TM54 energy modelling software.



1,180 sq m of rooftop solar panels included as standard which generates an approximate saving of £108,000 per annum if all the energy is used.



Smart LED lighting helping you reduce energy consumption by **up to 75%**.



15% roof lights reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



BREEAM Excellent rating achieved placing this warehouse in the top 1% of warehouses in the UK for sustainability.



With an **EPC A+ rating**, customers can lower their energy bills, all whilst delivering net zero carbon offices.



ORIGIN AMENITY

SPRALDING
HAIRDRESSING
SUPPLIES

FURNITURE
VILLAGE

GH KIME

NIC

DHL

Why choose L111?



Supportive Local Planning
Department and Economic
Development Unit



Under an hour's drive from
Nottingham, Leicester, Sheffield,
Doncaster and Peterborough



Dual-carriageway access
East/West via A46 and
North/South via A1



Major infrastructure
improvements proposed
to the A1/A46 intersection



Strong local labour

with a population of 225,000 people in Lincoln & Newark, 64.25% of population is of core working age (16 – 64)



Highly skilled workforce

can be drawn upon from the surrounding areas. 86% of people working have qualification levels at least at Level 1 (National average is 85%)



A city providing good life satisfaction

Lincoln placed 26th in the ONS 'For Life Satisfaction' ratings, out of 326 Local Authorities in England. It has one of the lowest crime rates in the country

You're well-connected

**ST. MODWEN
PARK**
LINCOLN



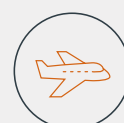
0.5 MILES

To A46, with connection to A1 in 7 miles



9 MILES

Strategically located 9 miles from both Lincoln and Newark



2 AIRPORTS

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



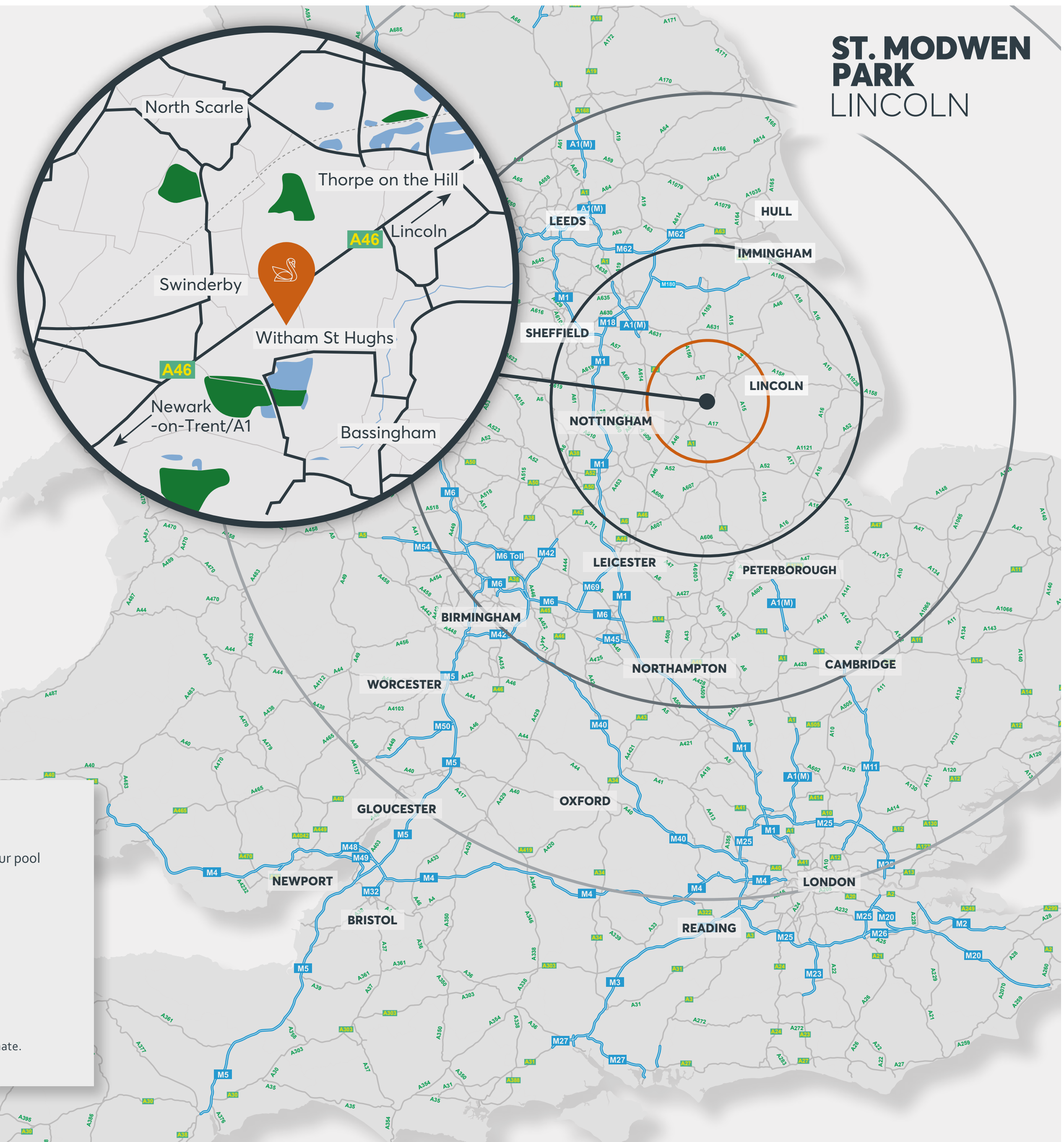
50 MILES

To Immingham Docks and Grimsby Docks

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.



Schedule of accommodation

UNIT L111	
WAREHOUSE INC. GF CORE	100,050 SQ FT (9,295 SQ M)
FIRST FLOOR OFFICES	5,384 SQ FT (500 SQ M)
SECOND FLOOR STAIRS	375 SQ FT (35 SQ M)
PLANT DECK / MEZZANINE	5,139 SQ FT (477 SQ M)
TOTAL	110,948 SQ FT (10,307 SQ M)
YARD DEPTH	48 M
CLEAR INTERNAL HEIGHT	12.5 M
LOADING DOCKS	8
EURO DOCKS	2
LEVEL ACCESS DOORS	2
CAR PARKING	101
INCOMING POWER SUPPLY	430 KVA

All floor areas are approximate gross internal areas.



**BREEAM Excellent
achieved**



**50 kN SQ M
floor loading**



**First floor office with
flexible undercroft for
occupier fit-out**



**Operationally
net zero carbon
to offices**



**Swan standard
specification**



**EPC
A+ rated**



**20% EV car
charging**



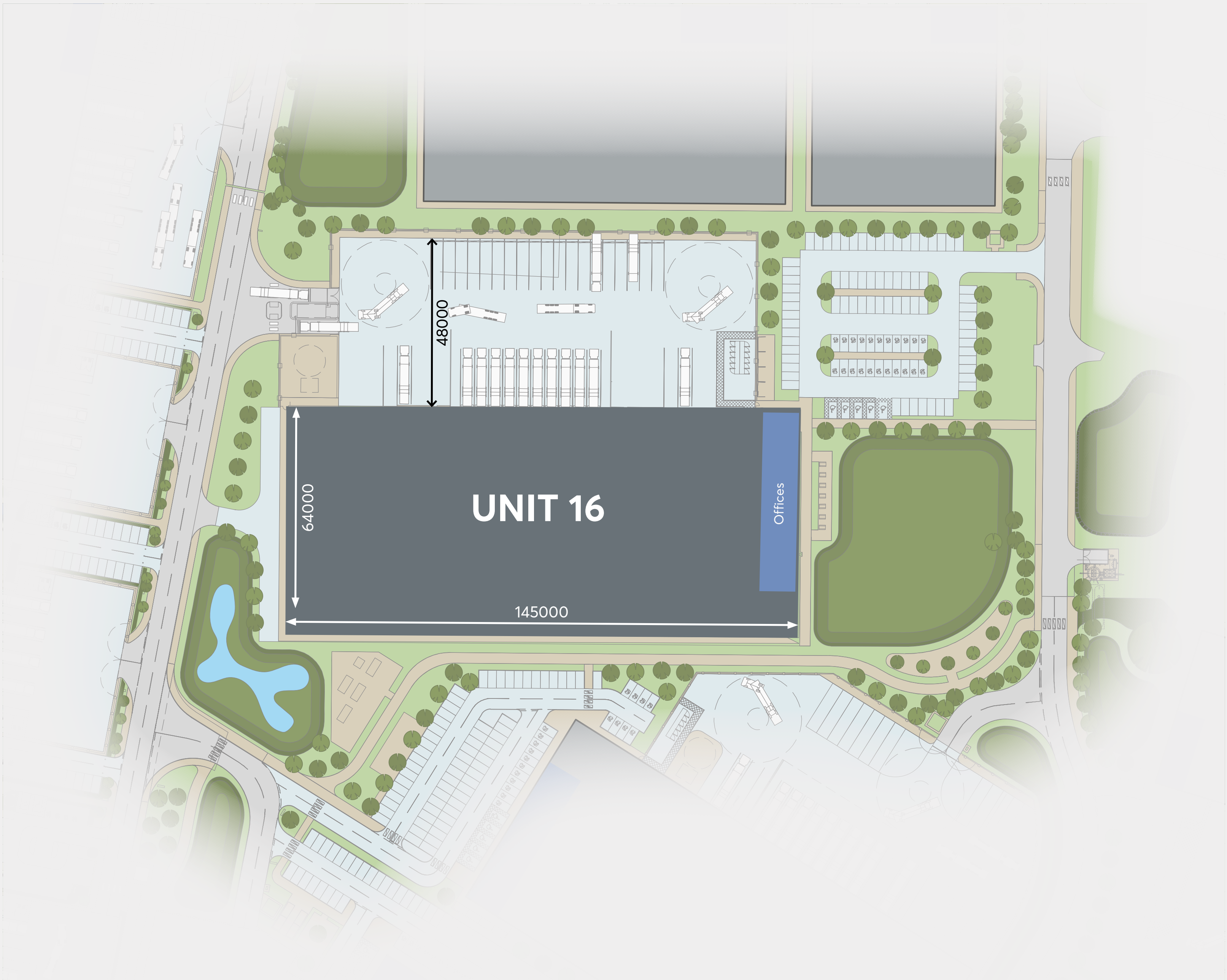
**Up to 12.5m clear
internal height**



**1,180 sq m
of PV panels**




**Up to 4 MVA
of power
supply**



Site plan is indicative.




Lorry parking/
commercial access


Dedicated car
parking to each unit

Site plan is indicative.



Ben Silcock
Development Manager

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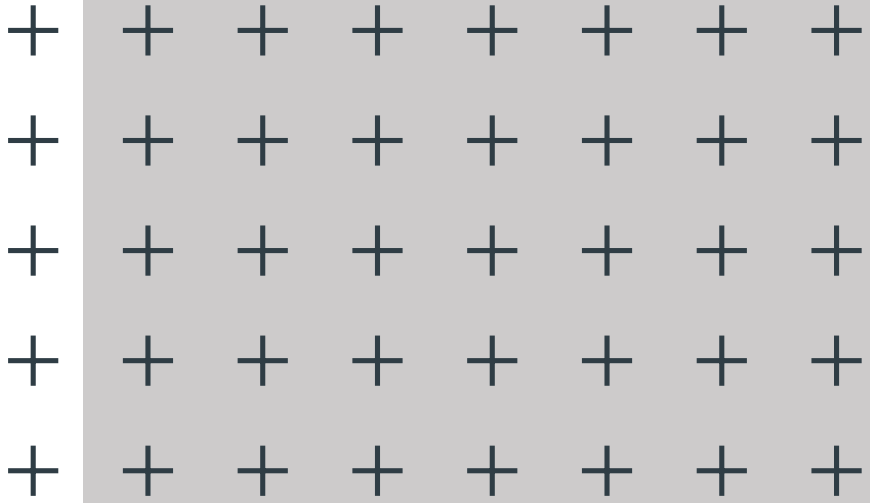
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

Let's talk

07811 304 316
ben.silcock@stmodwen.co.uk





At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

Sarwjit Sambhi,
Chief Executive Officer

With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.

Huboo, St. Modwen Park Chippenham



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 wellbeing
- 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



AAA rated white goods



Refreshment stations



Smart metering



Low VOC/organic paints



Acoustic control



Intelligent LED lighting



Natural light



Low energy lifts



**SUSTAINABILITY
AT THE CORE**

**HIGH
SPECIFICATION
OFFICE AND
RECEPTION
SPACES**



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High performance space
where you need it.

**ST. MODWEN
PARK
LINCOLN**



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