





Lincoln Enterprise Park is an established commercial development located on the Southern fringe of the City of Lincoln with direct access to the A46 Lincoln bypass, 8 miles from the A1 and 8 miles from the city centre.

The enterprise park is home to a range of businesses, from growing start-ups to small-to-medium enterprise (SME), accommodating a variety of uses including office space, general warehouse and distribution to more highly complex CNC manufacturing facilities. The site has been extensively developed to provide a modern yet rural enterprise park with scope for future growth.

Lincoln Enterprise Park

Phase 7 to 10

The continued success of Lincoln Enterprise Park has brought forward the next stage of expansion, which will see Phases 7 – 9 developed and delivered by the summer of 2023, with phase 10 to be released later in the year.

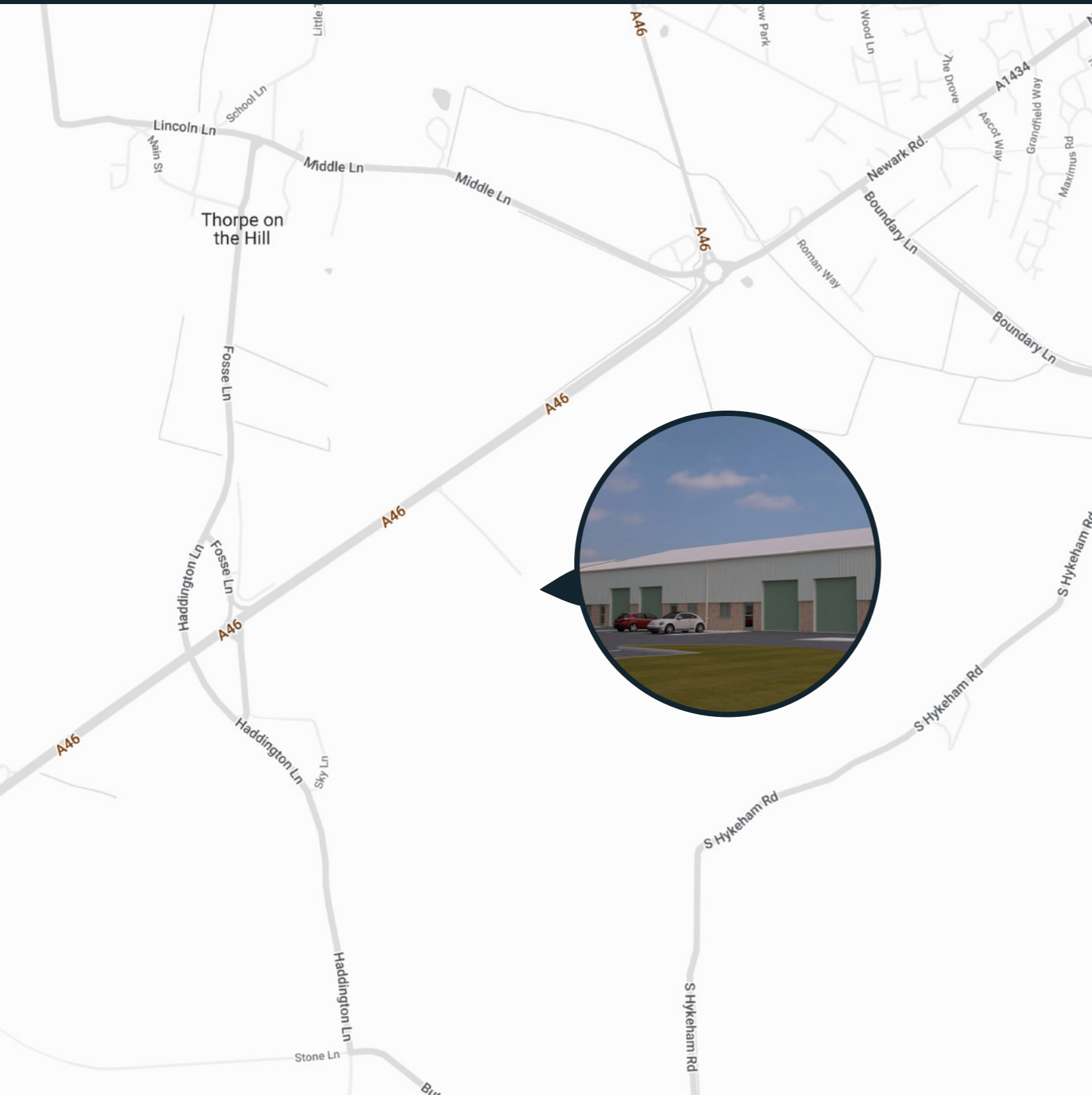
The expansion plans will see 12 warehouses (subject to change depending on occupier requirements) across four separate blocks.

- Located just off the A46, a principle road transport link
- 5 miles south west of Lincoln City Centre
- Units from 1,471 sq ft – 11,006 sq ft
- Modern Units suitable for a variety of uses; single or combination
- High Specification with 3 phase, electric sectional door, personnel door, staff facilities and allocated parking.
- Freehold / Leasehold

The development is expected to start in Q3 2022 with estimated completion of construction being Q2-3 2023.

Site Location

Lincoln Enterprise Park (LEP) is situated on the Southern Side of the A46, accessed from the Southbound carriageway approximately a half a mile to the south of its roundabout junction with the A1434 (Newark Road). LEP is a modern yet rural enterprise park established in 2006. The park benefits from a security entrance barrier, CCTV and extensive communal car parking.



Available Units

Phase 7

6,623ft² / 615m²
SOLD STC

Phase 8 - Unit 31

1,754ft² / 163m²
SOLD STC

Phase 8 - Unit 32

1,754ft² / 163m²
AVAILABLE

Phase 8 - Unit 33

1,471ft² / 137m²
AVAILABLE

Phase 8 - Unit 34

1,471ft² / 137m²
SOLD STC

Phase 9 - Unit 35

3,000ft² / 279m²
SOLD STC

Phase 9 - Unit 36

1,927ft² / 179m²
AVAILABLE

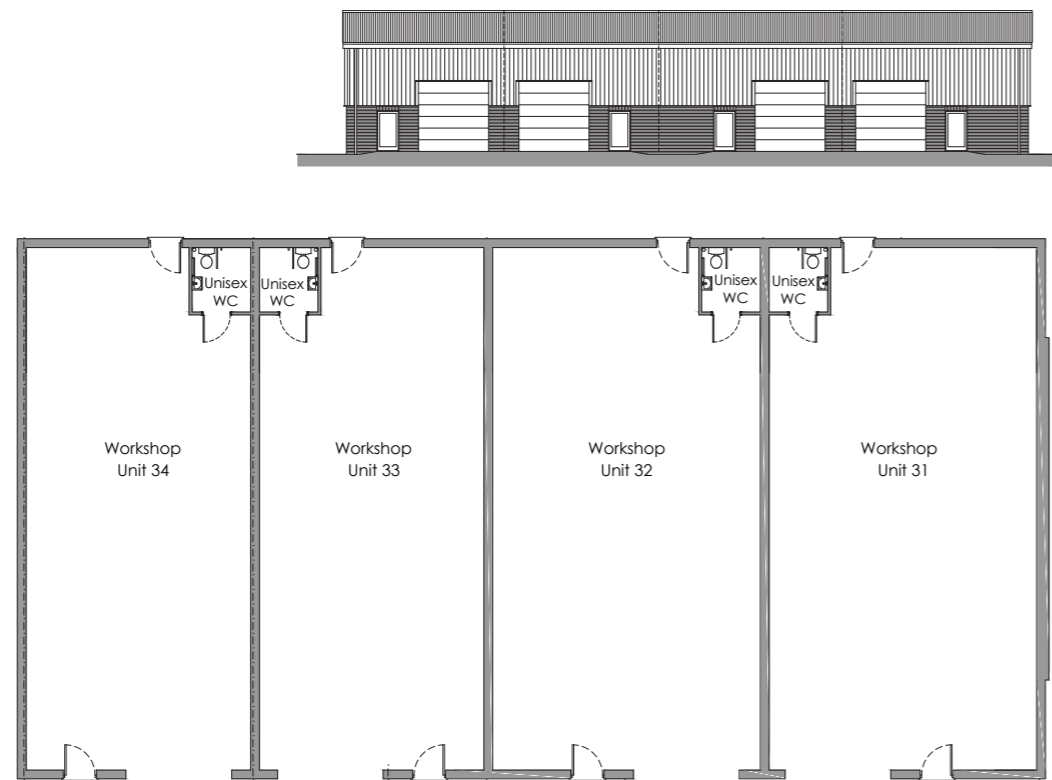
Phase 9 - Unit 37

5,500ft² / 511m²
AVAILABLE

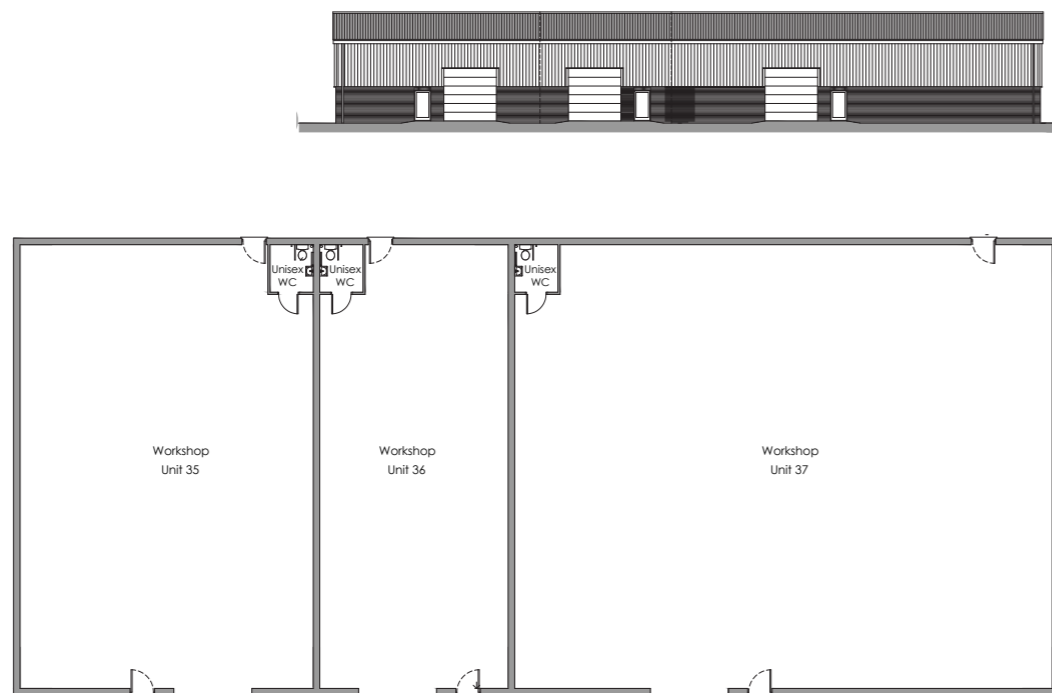
Phase 10 will be released shortly and will comprise 11,006 sq ft of employment space. Prices start from £140 per sq ft and all proposals will be considered individually.

Plans

Phase 8



Phase 9



Further Information

Services

Mains electricity (including 3 phase) and water are available to the property. None of the services have been tested and interested parties are advised to satisfy themselves in the regard.

Outgoings

Business rates: To be confirmed following completion of each unit.

Charging Authority: North Kesteven District Council.

Tenure

Freehold with vacant possession. Consideration may be given to renting units upon new FRI leases (terms to be agreed). Guide prices start from £140 per sq ft/rents upon application.

Service Charge

The Purchaser will be responsible for the contribution to any service charge in relation to the Property from the date of completion. Full details can be provided by the agent.

Legal Costs

Each party will be responsible for their own legal costs.

Energy Performance Certificates

Energy Performance Certificates will be carried out for these units on completion of the construction.

Viewings

Viewing is strictly by appointment via:

Jasper Caudwell of Pygott & Crone,
21 The Forum, Lincoln, LN6 8HW

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