



INDURENT

PARK LINCOLN

LN6 9BJ
///REPORTING.REWORKED.PINS

BUILD TO SUIT OPPORTUNITIES

UNITS RANGING FROM:

36,059 SQ FT (3,351 SQ M)

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

Available to let from Q2 2027.



Strategically located site
with direct access to A46
connecting to A1



Target rating of 'Excellent'
placing these units in the
top 10% of UK warehouses
for sustainability

Warehousing that Works.

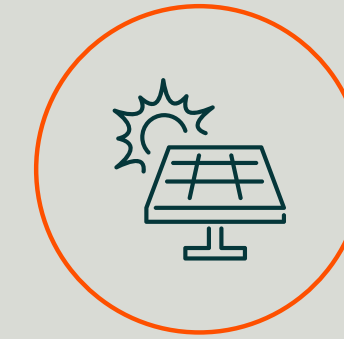
High performance space for your business.

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

An ideal location

Indurent 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 Indurent Park Lincoln with access to the A1(M) via the A46.

In addition, Indurent 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.



Occupational cost saving opportunities available due to enhanced PV.



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 targeted placing these units in the top 10% 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.

Why choose Indurent Park Lincoln?



Major infrastructure improvements proposed to the A1/A46 intersection.



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



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

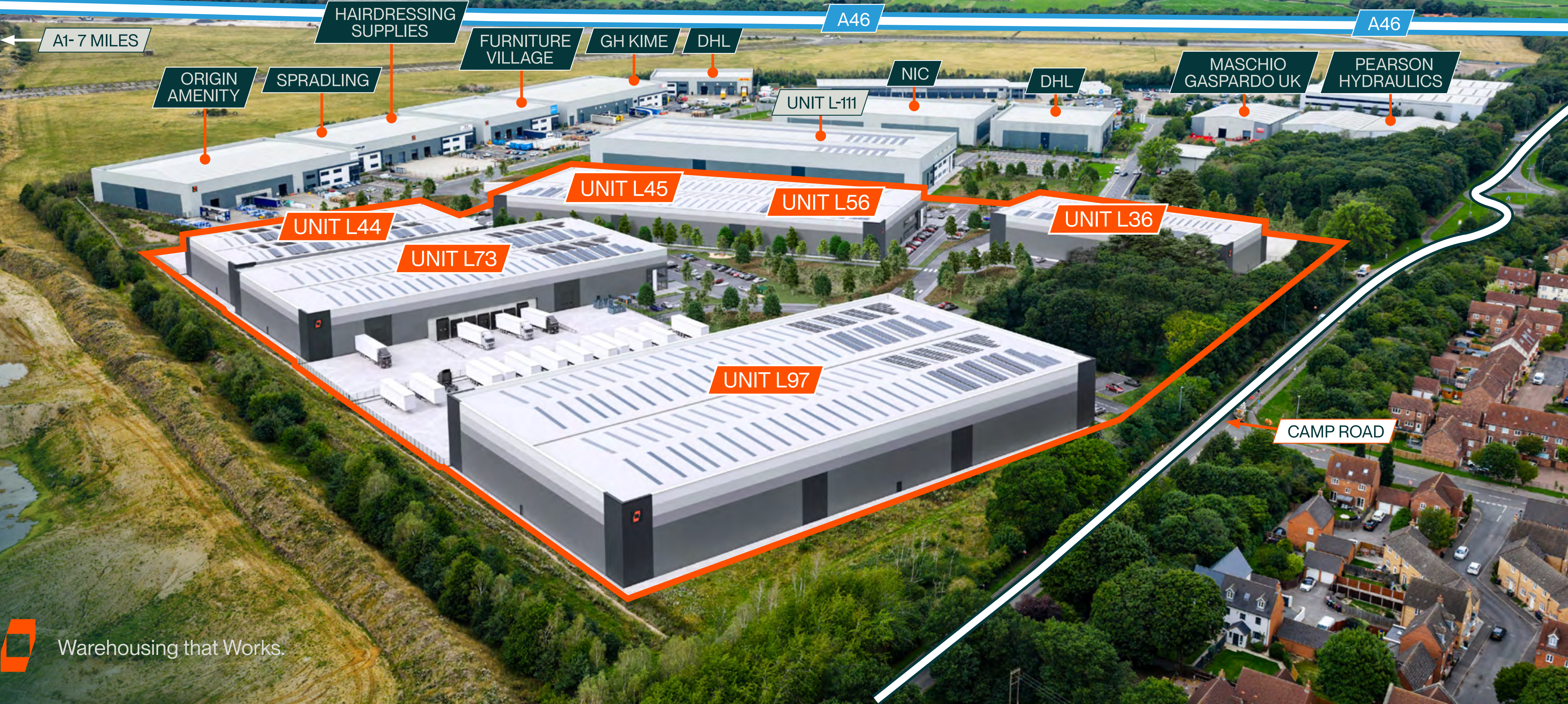


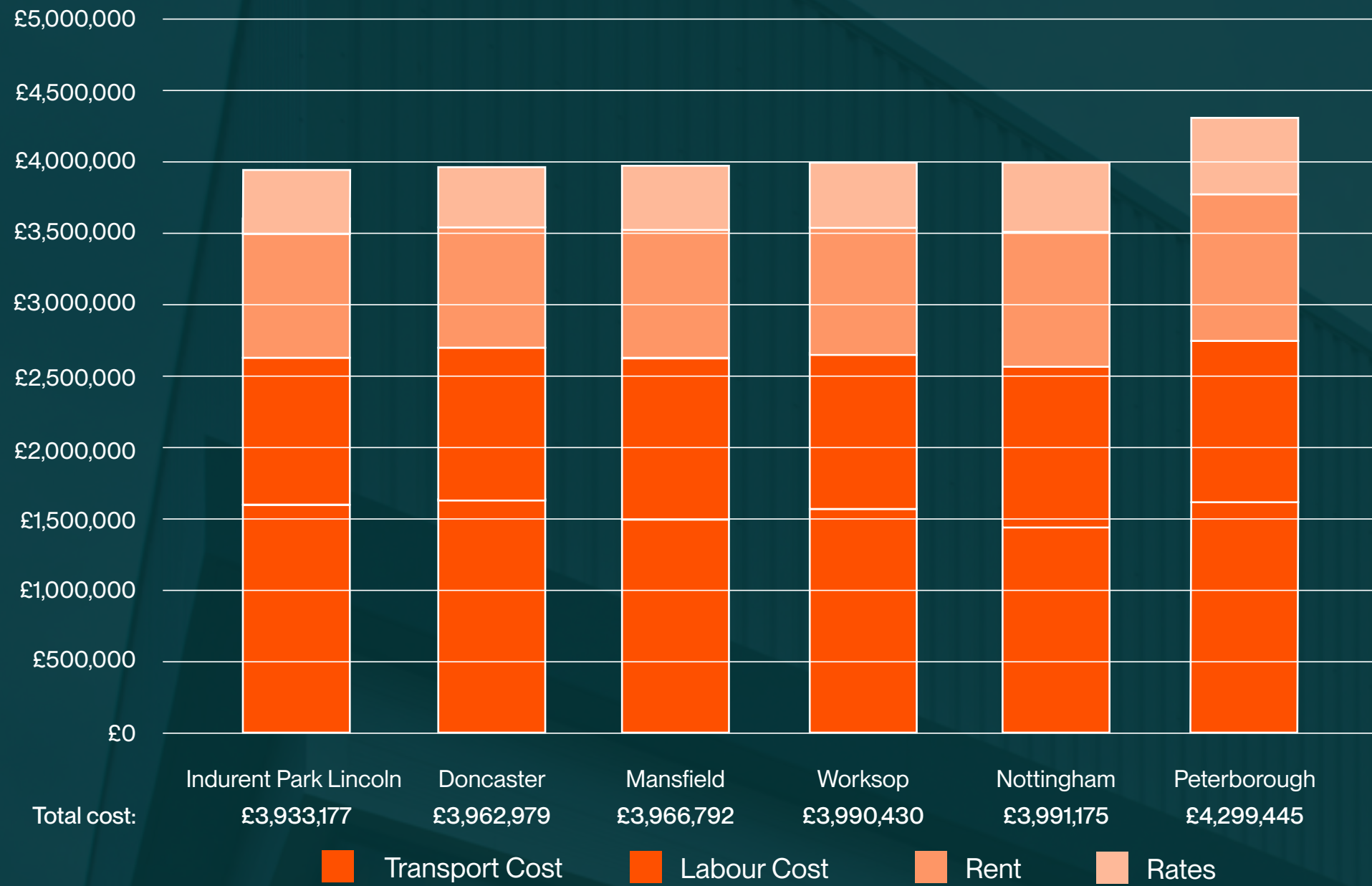
Detailed planning in place, available from Q2 2027.



Warehousing that Works.

Aerial plan.





LARGE POWER AVAILABILITY

Indurent Park Lincoln has up to 4 MVA secured and ready for use immediately. This sets Indurent Park Lincoln apart from surrounding units in the region and allows customers with high power requirements to find a suitable unit.

GEOGRAPHICAL ACCESSIBILITY:

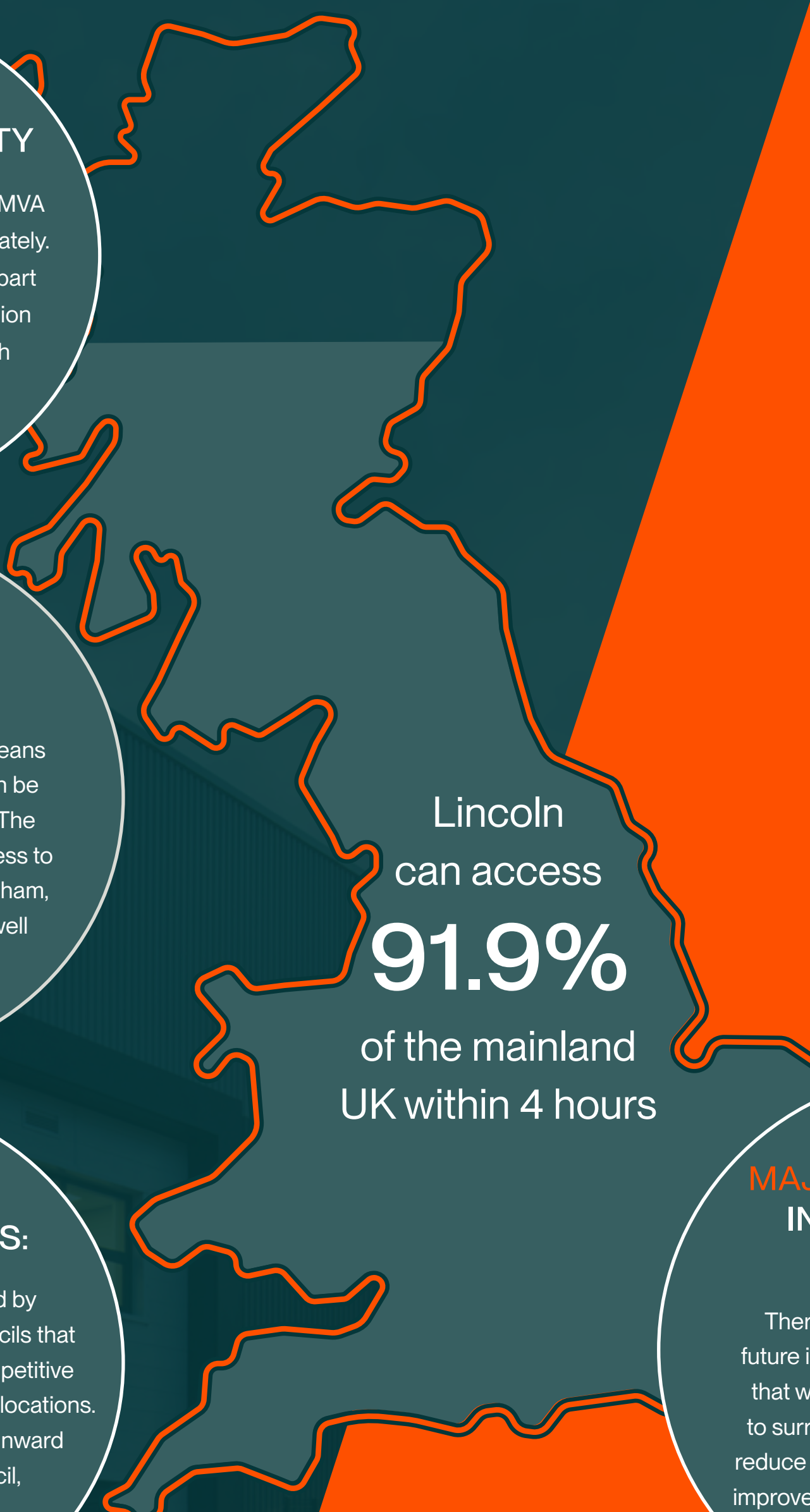
Indurent Park Lincoln's location means that 91.9% of the mainland UK can be accessed within a 4 hours drive. The road network allows for direct access to surrounding cities such as Nottingham, Sheffield and Peterborough as well as to the A1.

SUPPORTIVE COUNTY AND DISTRICT COUNCILS:

Indurent 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.

MAJOR SURROUNDING INFRASTRUCTURE PROJECTS:

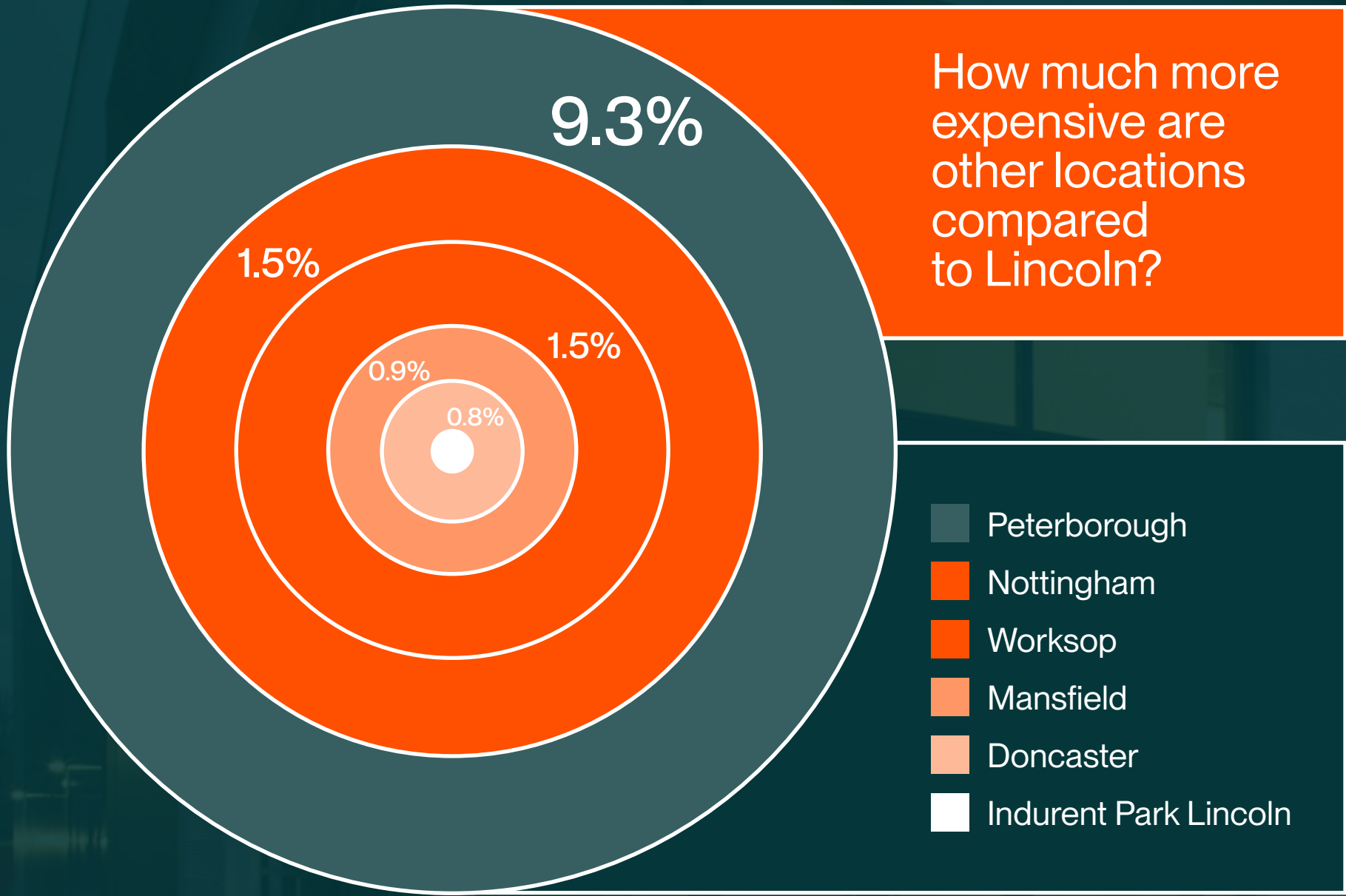
There are a number of ongoing and future infrastructure projects around IPL that will improve connectivity from L111 to surrounding ports and subsequently reduce travel times. This includes £500m improvements to the A46, leading to up to 30% reduction in journey times.



Average cost saving of **£108,987** which accounts for transport, labour, rents and rates compared to competing locations.



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



Lincoln can access **91.9%** of the mainland UK within 4 hours



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.

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.

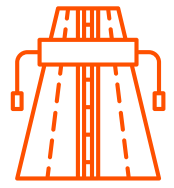


Source: ONS



Warehousing that Works.

You're well-connected.



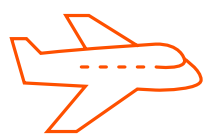
0.5 MILES

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

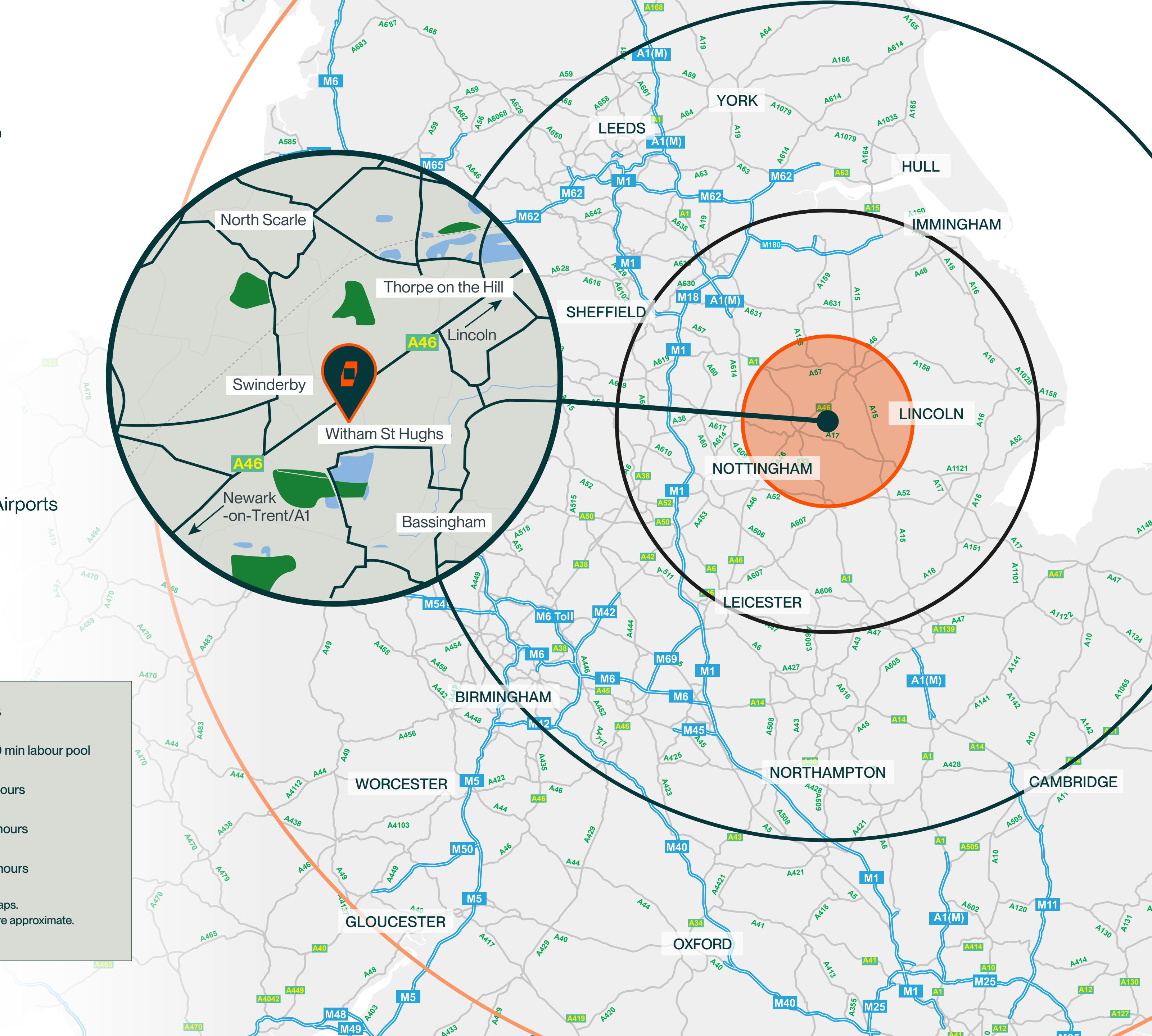
Drive times

- 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.



Warehousing that Works.



Schedule of accommodation.

	UNIT L36	UNIT L44	UNIT L45	UNIT L56	UNIT L73	UNIT L97
WAREHOUSE AREA	32,011 SQ FT (2,974 SQ M)	39,977 SQ FT (3,714 SQ M)	40,816 SQ FT (3,792 SQ M)	50,568 SQ FT (4,698 SQ M)	65,842 SQ FT (6,117 SQ M)	87,855 SQ FT (8,162 SQ M)
GROUND FLOOR CORE	695 SQ FT (65 SQ M)	695 SQ FT (65 SQ M)	695 SQ FT (65 SQ M)	695 SQ FT (65 SQ M)	695 SQ FT (65 SQ M)	695 SQ FT (65 SQ M)
FIRST FLOOR OFFICE	1,636 SQ FT (152 SQ M)	2,034 SQ FT (189 SQ M)	2,076 SQ FT (193 SQ M)	2,563 SQ FT (238 SQ M)	3,327 SQ FT (309 SQ M)	4,428 SQ FT (411 SQ M)
AMENITY DECK	1,717 SQ FT (160 SQ M)	2,095 SQ FT (195 SQ M)	2,138 SQ FT (199 SQ M)	2,640 SQ FT (245 SQ M)	3,427 SQ FT (318 SQ M)	4,561 SQ FT (424 SQ M)
TOTAL AREA (INCL. AD)	36,059 SQ FT (3,351 SQ M)	44,843 SQ FT (4,167 SQ M)	45,769 SQ FT (4,253 SQ M)	56,497 SQ FT (5,249 SQ M)	73,330 SQ FT (6,813 SQ M)	97,579 SQ FT (9,065 SQ M)
LOADING DOCKS	-	-	3	5	7	10
LEVEL ACCESS	4	4	2	2	2	2
CAR PARKING	34	40	42	53	68	92
POWER	315 KVA	374 KVA	382 KVA	472 KVA	608 KVA	829 KVA

All floor areas are approximate gross internal areas.
A range of bespoke fit out options are available.



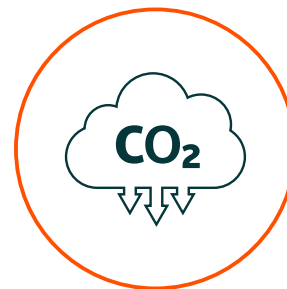
BREEAM Excellent achieved



50 kN sq/m floor loading



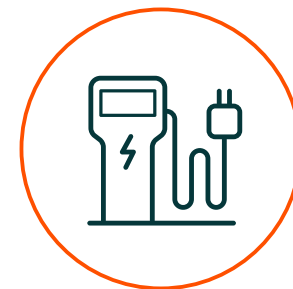
First floor office with flexible undercroft for occupier fit-out



Operationally net zero carbon to offices



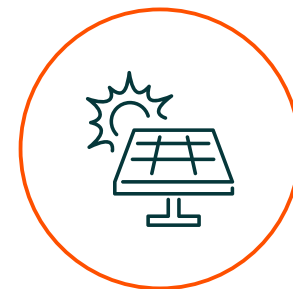
EPC A+ rated



20% EV car charging



Up to 15m clear internal height



Occupier cost saving opportunities available



Up to 4 MVA of power supply



Master plan.



Master plan is indicative.



Warehousing that Works.



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 Indurent 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



BEN SILCOCK

Senior Development Manager

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Warehousing that Works.

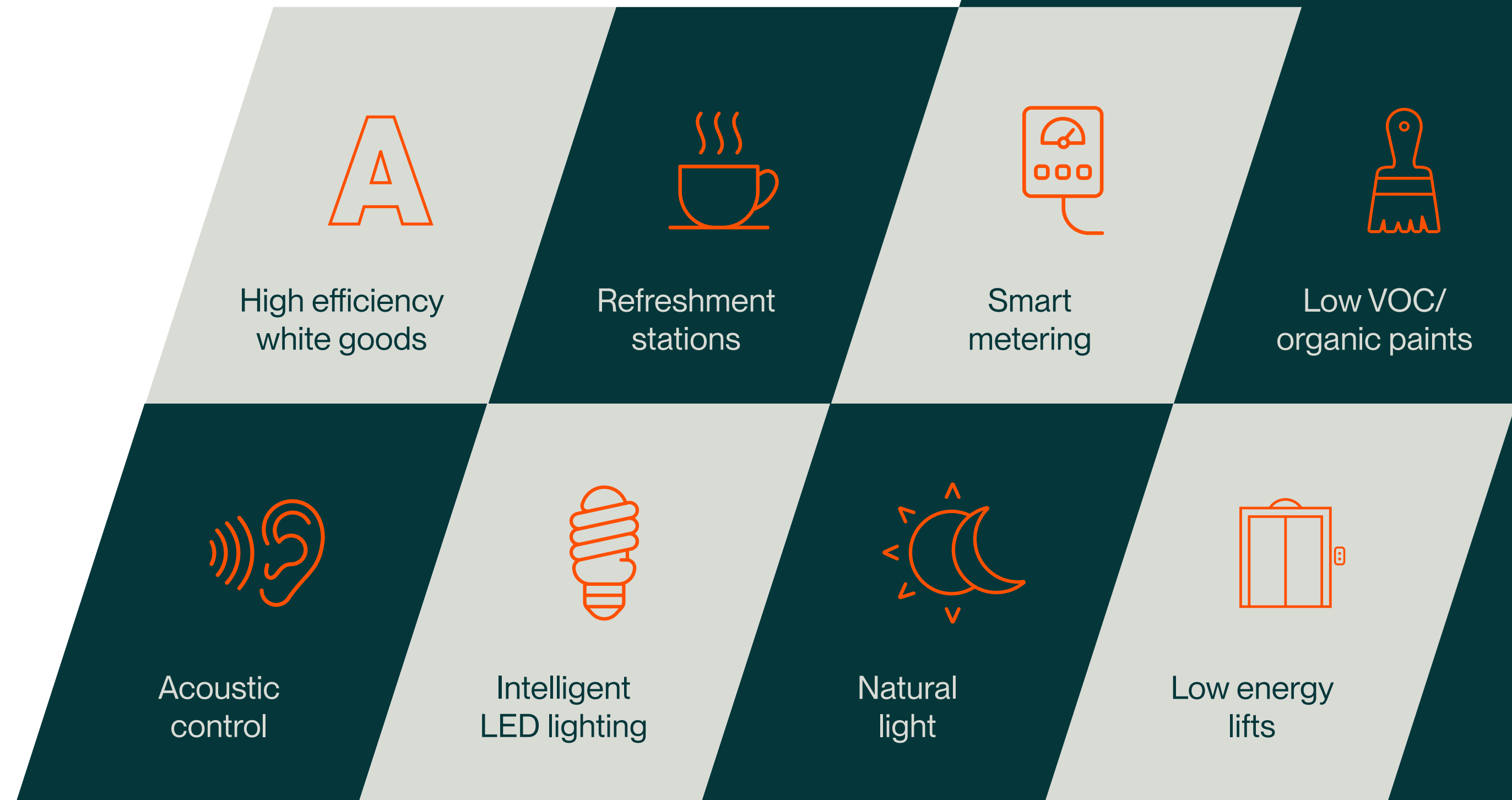
The Indurent Standard.

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

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent 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.

- 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





Sustainability at the core.

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



Warehousing that Works.



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