

Land Development

UNIT L36 | INDURENT PARK LINCOLN

Electric Avenue, Camp Road Swinderby, Lincoln, LN6 9BJ

UNIT L36 | 36,059 SQ FT

Unit L36 offers 36,059 sq ft of high performance industrial accommodation

Unit L36 offers 36,059 sq ft of high performance industrial accommodation, comprising over 32,000 sq ft of warehouse space supported by ground and first floor office accommodation and a dedicated amenity deck. The unit benefits from four level access loading doors, a 50 kN/sq m floor loading capacity and up to 315 kVA of power. Designed to achieve BREEAM Excellent and EPC A+ performance, Unit L36 incorporates PV ready roofing, smart LED lighting and operationally net zero carbon offices.

Indurent Park Lincoln is strategically located on the A46 dual carriageway, midway between Lincoln and Newark, providing excellent north-south and east-west connectivity. The site sits approximately 7 miles from the A1, offering direct access to the national motorway network and benefitting from ongoing and planned infrastructure improvements to the A46 and A1/A46 interchange, which will further enhance journey times. The location provides strong access to regional cities including Nottingham, Sheffield, Doncaster and Peterborough, with 91.9% of mainland UK reachable within a four hour drive.



Lease Type

New

✔ Unit Summary

- EPC A+
- LED Lighting
- BREEAM Excellent
- Office Accommodation
- Solar panels
- 15m clear internal height

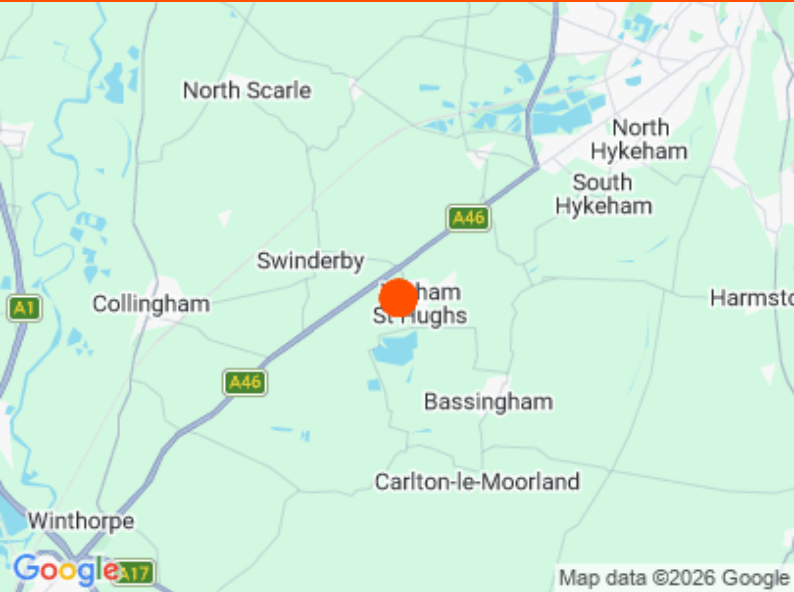
£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£342,561.00	£9.50
Rates	Not specified	Not specified
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
Total Cost	£342,561.00	£9.50

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

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Location

Indurent Park Lincoln offers excellent access to sea ports, airports and the motorway network. The A1 is approximately 8 miles away with direct access to the A1(M).

-  Road
A46: < 1 mile
-  Airport
East Midlands: 40 miles
-  Rail
Lincoln Central: 4 miles

Additional Information


Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	A

Key Contact



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