

Land Development

# UNIT L45 | INDURENT PARK LINCOLN

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



## UNIT L45 | 45,769 SQ FT

Unit L45 comprises 45,769 sq ft of high quality warehouse and office accommodation

Unit L45 comprises 45,769 sq ft of high quality warehouse and office accommodation, with three dock level doors and two level access doors supporting efficient goods handling. The building includes well proportioned first floor office space and an amenity deck, alongside up to 382 kVA of power and 42 dedicated car parking spaces. Designed with sustainability at its core, the unit achieves BREEAM Excellent and EPC A+ standards.

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

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

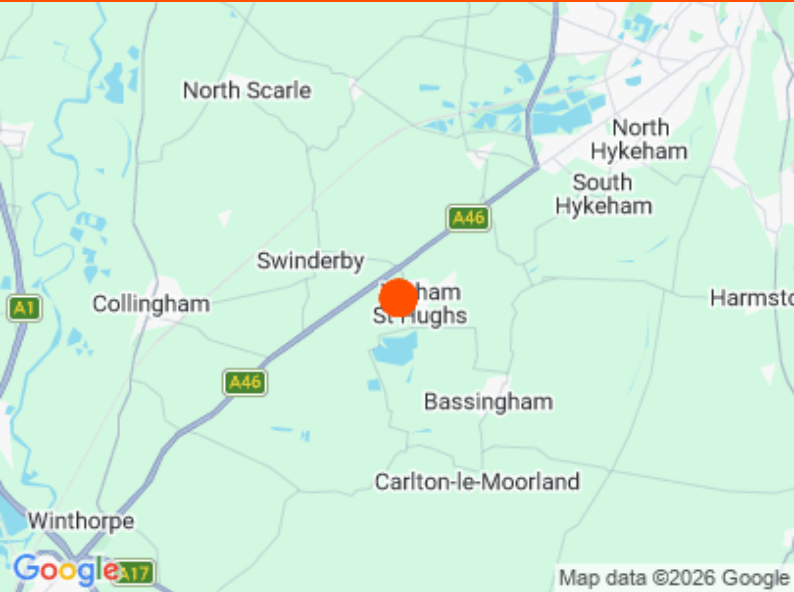
### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£434,806.00	£9.50
Rates	Not specified	Not specified
Service Charge	Not specified	Not specified
Insurance	Not specified	Not specified
<b>Total Cost</b>	<b>£434,806.00</b>	<b>£9.50</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://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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