

ST. MODWEN PARK LINCOLN

LN6 9BJ



EPC
A+ rated



Direct access to A46
connecting to A1



Up to 4MVA
power provision
to the scheme

AVAILABLE NOW

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

Changing spaces in Lincoln

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.

St. Modwen Park Lincoln also has the benefit of more than 4MVA of available power which has been committed to the development, offering suitable space for occupiers with large power requirements.

The area has already attracted prominent businesses such as Currys and Siemens. Occupiers at St. Modwen Park Lincoln include DHL, Furniture Village, Apogee, NIC and DPD.

Why choose St. Modwen Park Lincoln?



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



Major infrastructure improvements proposed to the A1/A46 intersection



Under an hour's drive from South Humber Freeports



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



Supportive Local Planning Department and Economic Development Unit



Population of 225,000 people (Lincoln & Newark)



64.25% of population is of core working age (16 – 64)



26th place in the ONS 'For Life Satisfaction' ratings out of 326 Local Authorities in England



£13.52 median hourly pay for all full-time workers (GB average £14.36)



Land prepared for future phases and planning application submitted



Indicative master plan computer generated image.



TRAVEL DISTANCES



CITIES

Lincoln	9 miles
Newark	9 miles
Nottingham	30 miles
Leicester	45 miles
Sheffield	58 miles
Leeds	75 miles
Birmingham	89 miles
Manchester	95 miles



RAIL FREIGHT TERMINALS & PORTS

Immingham Docks	50 miles
Grimsby Docks	53 miles
Port of Hull	57 miles
Birmingham Intermodal Freight Terminal	66 miles



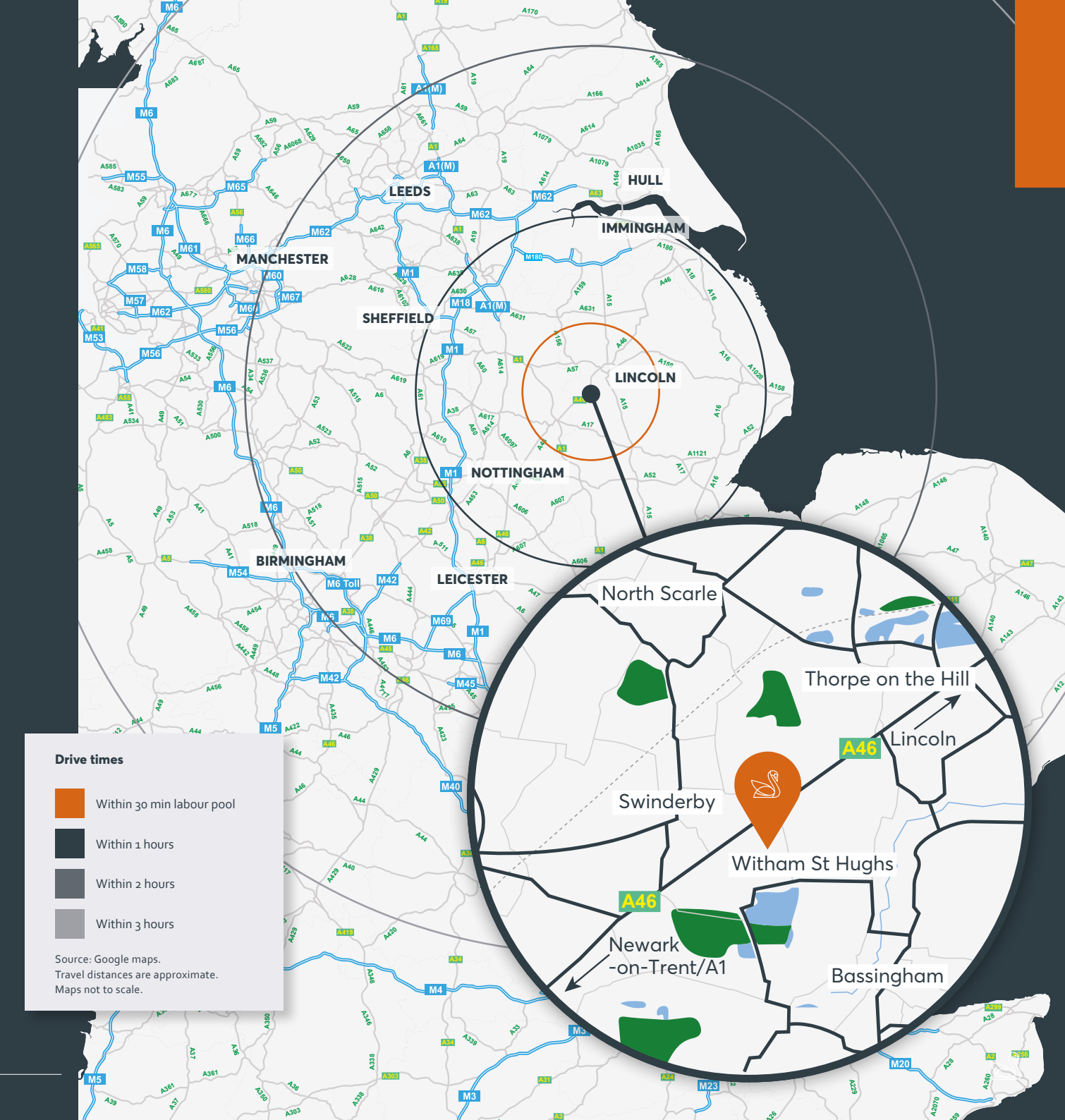
AIRPORTS

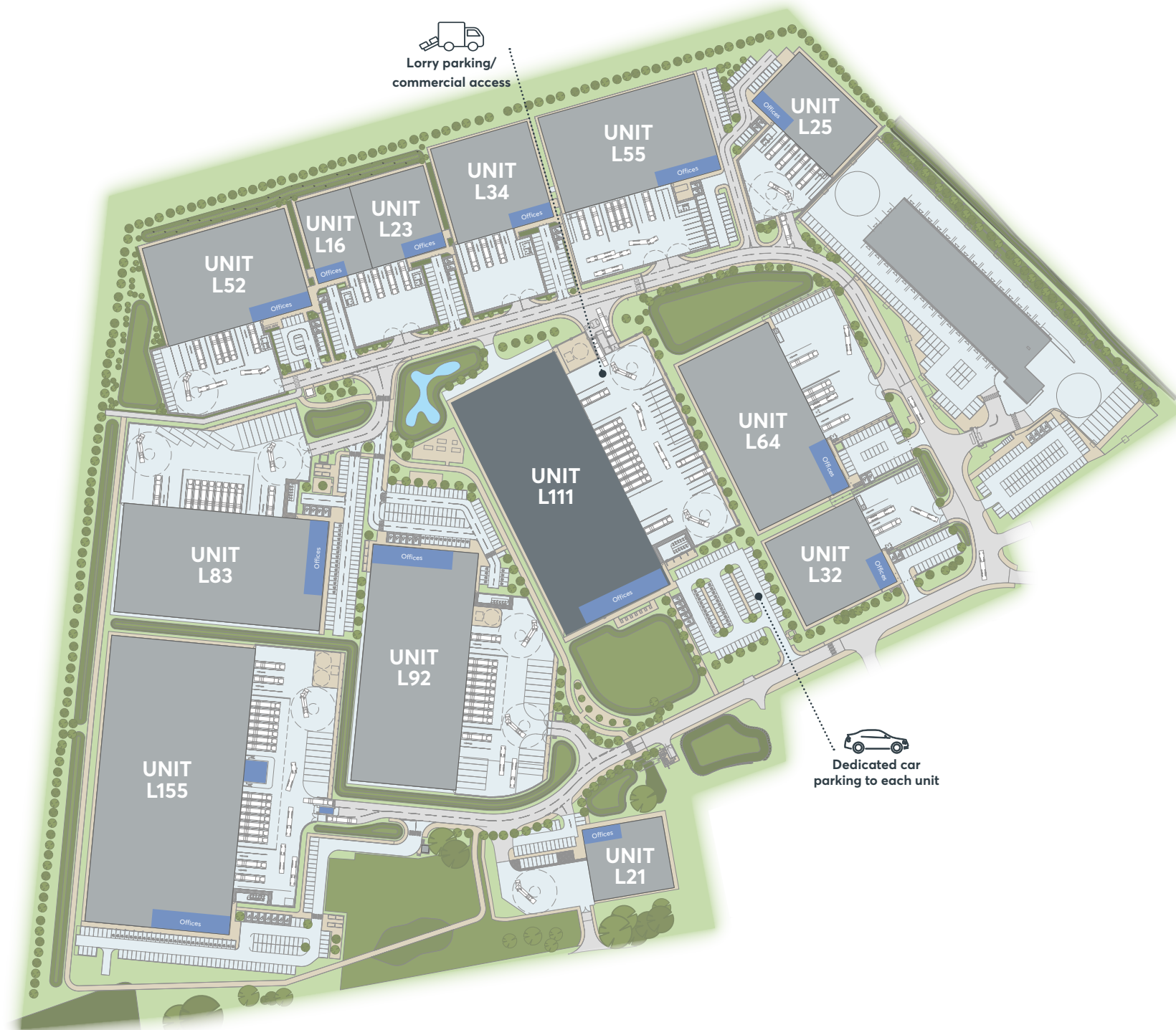
East Midlands Airport	40 miles
Doncaster Airport	42 miles
Manchester Airport	88 miles



MOTORWAYS & MAJOR ROUTES

A46	0.5 miles
A1	7 miles
M1	33 miles
M18	42 miles
M25	118 miles





Schedule of accommodation



24 hour access



Dock and level access loading



EPC A+ rated



1,180 sq m of PV panels



20% EV car charging



BREEAM Excellent target accreditation

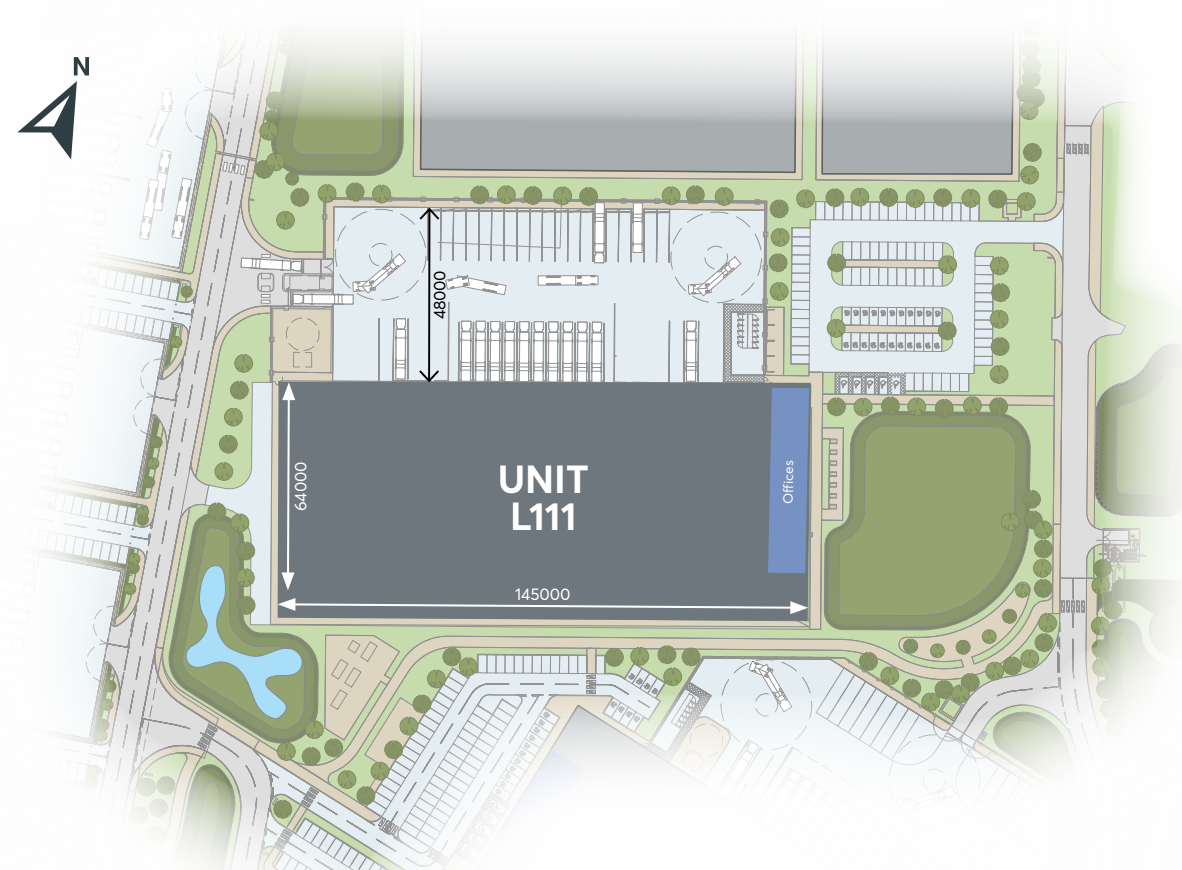


First floor office with flexible undercroft for occupier fit-out

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)
YARD DEPTH	48M
CLEAR INTERNAL HEIGHT	12.5M
LOADING DOCKS	8
EURO DOCKS	2
LEVEL ACCESS DOORS	2
CAR PARKING	101
TOTAL	110,948 SQ FT (10,307 SQ M)

*All floor areas are approximate gross internal areas.

A range of bespoke fit out options are available.



Site plan is indicative.



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 fit out
 - 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



Our Building Code



Our Park Code





Our responsible business ambitions

Helping customers achieve their strategic objectives is at the heart of our business and we understand how vital environmental, social and corporate responsibility is to our customers.

In practice, through our Swan Standard, this means we're committed to meeting or exceeding our own responsible business ambitions and aligning sustainability goals to one core purpose of changing places and creating better futures.

THE SWAN STANDARD IS A CRUCIAL COMPONENT IN HELPING US TO ACHIEVE OUR RESPONSIBLE BUSINESS AMBITIONS:

Net carbon reduction

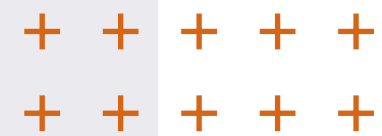
Biodiversity & sustainable environments ambition

Diversity & inclusions

Education & future skills

Health & wellbeing

Responsible operating practices & partnerships



About St. Modwen Logistics

St. Modwen Logistics designs, develops and manages high-quality urban and big-box warehouse space

Concentrated around major transportation networks, key logistics corridors and conurbations our parks serve the needs of customers to expand their businesses, employ local people and support economic growth. Our customers include global logistics and e-commerce organisations as well as significant national and regional enterprises of all sizes.

St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

Swan Standard – a set of industry-leading sustainable development guidelines with a focus on responsible building practices, meeting our customers operational needs and the wellbeing of their employees.

Our team of dedicated experts ensure planning is approved to bring forward sites for both speculative and build-to-suit development; deliver quality buildings through diligent project delivery teams; and ensure customer needs are met by welcoming them and responding to their needs throughout the duration of occupancy at St. Modwen Parks.

01

Part of St. Modwen Properties Ltd.
(Owned by Blackstone)

02

Experts in the planning process

03

We own and manage all our spaces

04

Dedicated team of 85 skilled professionals

05

354

Customers

Across 432 units

06

10m

sq ft

Of warehouse space across 50 parks nationwide



ST. MODWEN PARK LINCOLN



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ANTI MONEY LAUNDERING The successful lessee will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed. May 2023. TBDW 04153-03.