

PADLEY SINCE
1959



Phase 2, Bishops Trade Park,
Bishops Road, Lincoln, LN2 4ZS

TO LET

AVAILABLE NOW

Brand new trade counter units

3,000 ft² to 10,070 ft²



Lincoln

Bishops Trade Park

Phase 2 sits within our flagship development at Bishops Trade Park, Lincoln. This is located just off Outer Circle Road within a key commercial trading area, a short distance from the Lincoln Eastern Bypass, providing excellent connectivity onto the A15, A46 and A158.

Phase 1 proved to be very popular with national and regional occupiers (Toolstation, Screwfix, Easy Bathrooms, Kent Blaxill, Pochin, Sota Living and Flooring Superstore), all of whom are trading strongly. The high-quality terraces constructed in a courtyard configuration are already being let, with only two units remaining. Phase 3 is built and occupied by MKM Building Supplies.

Other nearby trade-counter operators include Jewson, Plumb Center, Howdens, Magnet and Topps Tiles.





MKM
BUILDING SUPPLIES

TOOLSTATION

KB
Kent Blaxill

pochin
Plumbing & heating

FS
FLOORING
SUPERSTORE.COM

CARLTON
SHOPPING
CENTRE

SCREWFIX

EASY
BATHROOMS

SOTA LIVING
— GEMMA HITCHENS —

BISHOPS ROAD

OUTER CIRCLE ROAD

PHASE 2

PHASE 3

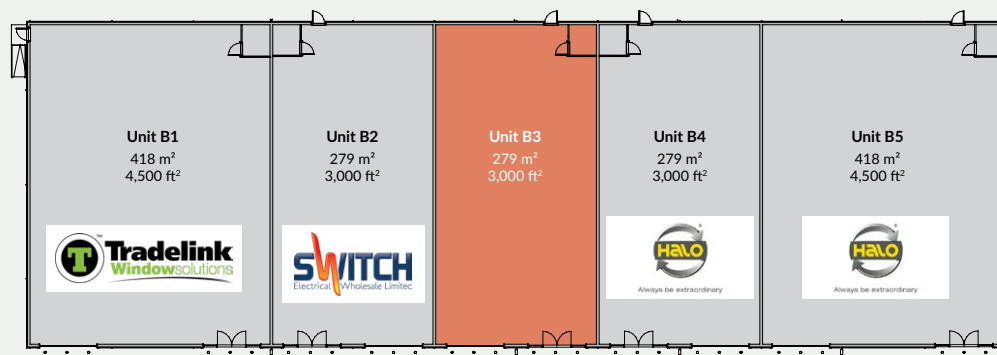
PHASE 4 & 5 - COMING SOON

Accommodation



Phase 4 & 5 - Coming soon

Accommodation



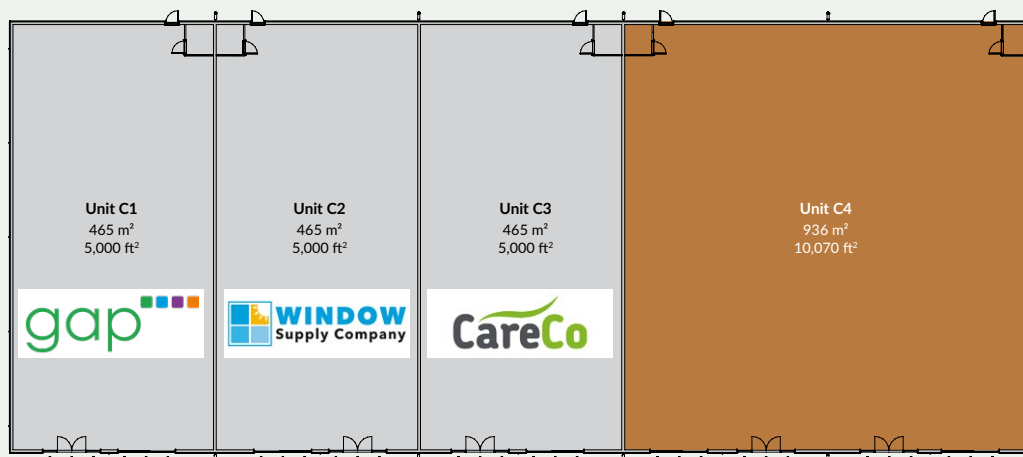
Block B

BLOCK B

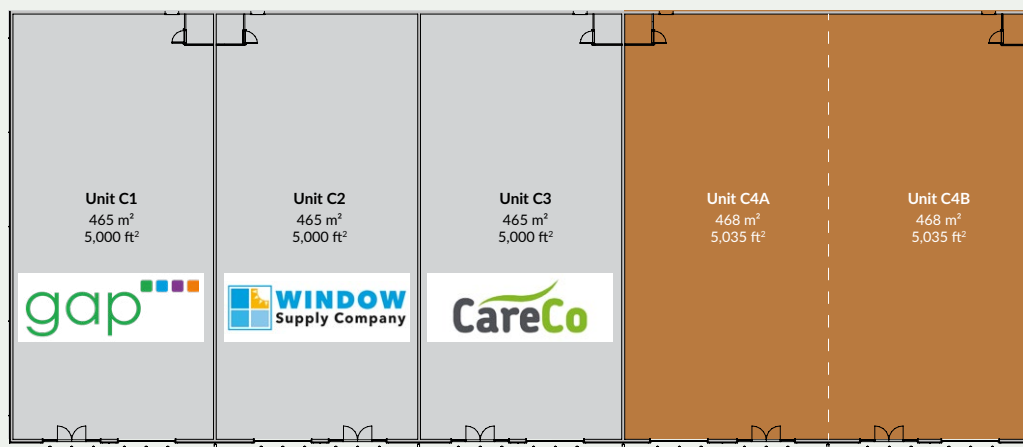
Unit	m ²	ft ²	Availability
B1	418	4,500	Let
B2	279	3,000	Let
B3	279	3,000	Available
B4	279	3,000	Let
B5	418	4,500	Let



Accommodation



Block C - Unit 4 - single unit option



Block C - Unit 4 - double unit option

BLOCK C

Unit	m ²	ft ²	Availability
C1	465	5,000	Let
C2	465	5,000	Let
C3	465	5,000	Let
C4	936	10,070	Available

Unit C4 can be split into two 5,035 ft² units.

Specification



Up & over doors
and glazed panels



Electric vehicle
charging points



Extensive car parking



Internal clear
height of 6m



Floor loading 50Kn/m²



Removable bollards



Accessible



Ability to combine units

Specification

Combinable trade counter/industrial units, finished to shell specification. Unit C4 can be split into two units

VAT

VAT will be charged on the rent and/or purchase price.

Rates

Business Rates to be confirmed.

Services

Mains supplies of water, electricity and drainage are available and connected to the development. Interested parties are advised to make their own investigations with the utility service providers.

Ingoing tenants are to arrange for their own electricity supply contract and meter installations. MPAN numbers will be provided on request.

There is potential for Electric Vehicle charging points to be installed if required by the occupiers.

Legal Costs

Each party is to be responsible for their own legal costs

Planning Use

Planning permission secured for the construction of buildings for light industrial, storage or trade counter uses (Class E(g) (ii) [R&D] and (iii) [Light Industrial], Class B2 and B8 [Storage]).

Tenure

The units are available To Let by way of Full Repairing and Insuring leases on terms to be agreed.

Service Charge

Service charge budget available upon request.

Rent

Available upon request.





For further information on this scheme, please contact our marketing agent:



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