

# ST. MODWEN PARK LINCOLN

LN6 9BJ



EPC  
A rated



Additional build to suit  
and external storage  
space available



Direct access to  
the A46

READY FOR IMMEDIATE OCCUPATION

**UNIT L52 TO LET: 52,036 SQ FT (4,834 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 8 miles from St. Modwen Park Lincoln with access to the A1(M) via the A46.

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, Apogee, Turbine Efficiency, 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



ST. MODWEN  
PARK  
LINCOLN





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

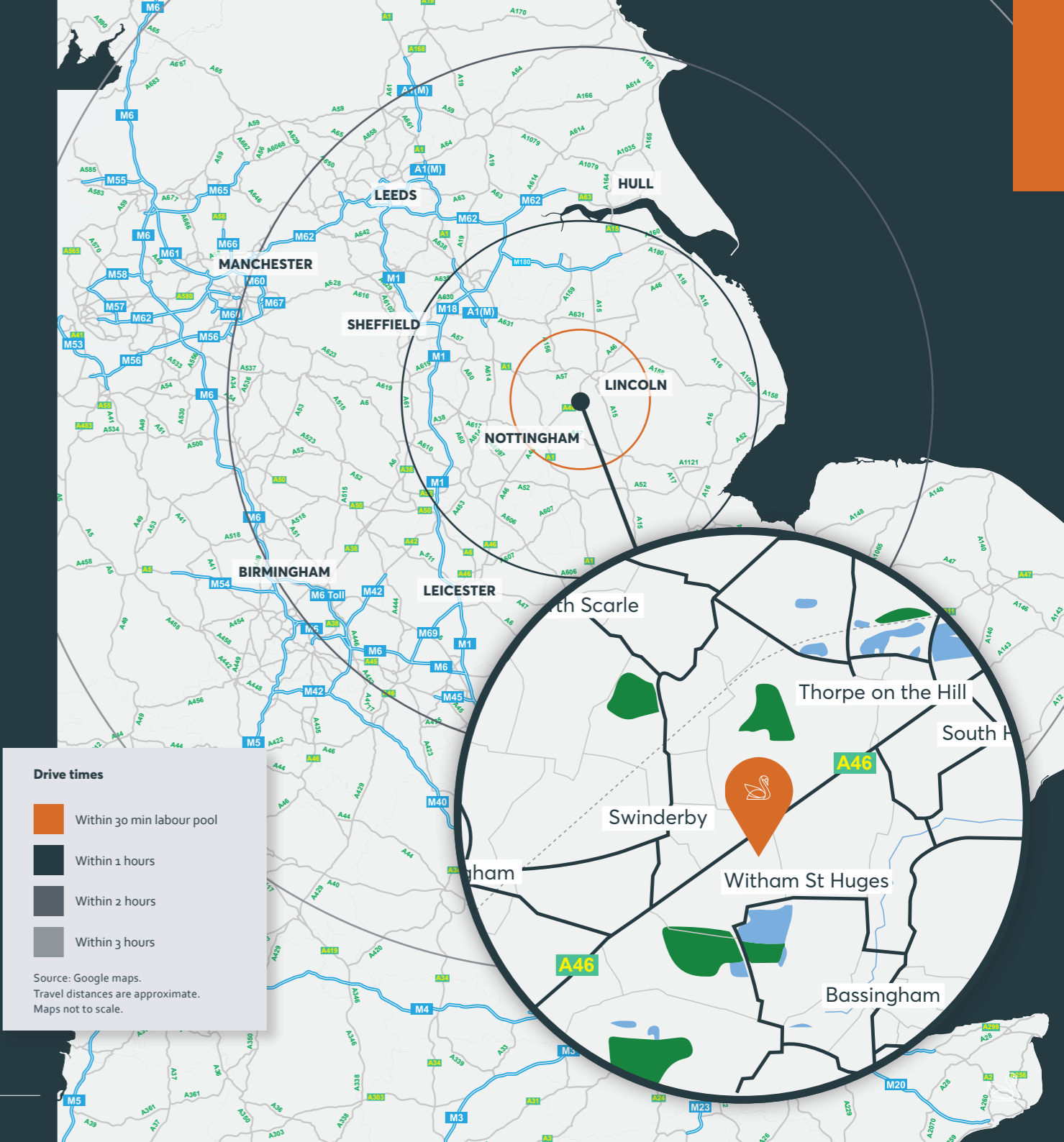
Immingham Docks	50 miles
Grimsby Docks	53 miles
Port of Hull	57 miles
Birmingham Intermodal Freight Terminal	66 miles

 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





N

Lorry parking/  
commercial access

Dedicated car  
parking to each unit



# Schedule of accommodation

ST. MODWEN  
PARK  
LINCOLN



24 hour access



Dock and level  
access loading



EPC A  
rating

EPC  
A rated



EV car  
charging



High speed internet



First floor office with  
flexible undercroft for  
occupier fit-out

UNIT L52	
WAREHOUSE	48,844 SQ FT (4,538 SQ M)
GROUND FLOOR CORE	690 SQ FT (64 SQ M)
FIRST FLOOR CORE	2,502 SQ FT (232 SQ M)
YARD DEPTH	42.5M
LOADING DOCKS	3
LEVEL ACCESS DOORS	2
CAR PARKING	39
EV PARKING	4
FLOOR LOADING	50kN sq m
TOTAL	52,036 SQ FT (4,834 SQ M)

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



# 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 fitout
  - Low energy use
  - Net carbon zero embedded



**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.

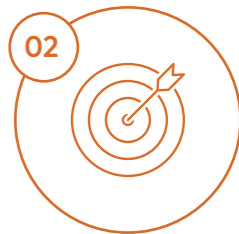
St. Modwen is committed to ESG, our Responsible Business approach includes a set of ambitious goals where we can make a sustained difference to society, our stakeholders and the environment. Our Parks showcase the St. Modwen

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.



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



Experts in the planning process



We own and manage all our spaces



Dedicated team of 85 skilled professionals



Across 432 units



Of warehouse space across 50 parks nationwide



# ST. MODWEN PARK LINCOLN

LN6 9BJ



stmodwenlogistics.co.uk

## GEMMA BLACKER

Senior Development & Leasing Manager

07811 304 271

gblacker@stmodwen.co.uk

## BEN SILCOCK

Development Manager

07811 304 316

ben.silcock@stmodwen.co.uk



Dominic Towler

T: 0121 697 7333

M: 07387 259 958

E: dominic.towler@cushwake.com

David Binks

T: 0121 697 7213

M: 07973 940515

E: david.binks@cushwake.com



William Wall

T: 01522 544 515

M: 07717 546 269

E: will.wall@bankslong.com



Sean Bremner

T: 0115 896 6611

M: 07541 505 980

E: sean@cpppartners.co.uk

Stuart Waite

T: 0115 896 6611

M: 07432 472 402

E: stuart@cpppartners.co.uk

Misrepresentation Act 1967. Unfair Contract Terms 1977. The Property Misdescription Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent or any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to the property. Images throughout are for indicative purposes only.

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. February 2023. TBDW 01130-42.