



INDURENT

PARK LINCOLN

LN6 9BJ
///REPORTING.REWORKED.PINS

High quality warehouse unit
UNIT 12: 22,919 SQ FT (2,129 SQ M)
Available to let from July.



Strategically located site
with direct access to A46
connecting to A1.



EPC A rating.

Warehousing that Works.

High performance space for your business.

If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. Indurent provide highly sustainable warehouses that will deliver benefits for your business, your people and the environment.

An ideal location

Indurent 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 Indurent Park Lincoln with access to the A1(M) via the A46.

In addition, Indurent 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.



22,919 sq ft unit available from July 2026.



Smart LED lighting helping you reduce energy consumption by up to 75%.



10m eaves height, 2 level loading doors and 50kN floor loading.



With an EPC A rating, customers can lower their energy bills, all whilst delivering net zero carbon offices.



UNIT L-111

SPRADLING

UNIT 12

FURNITURE VILLAGE

GH KIME

DHL

NIC

DHL

Why choose Unit 12?



Major infrastructure improvements proposed to the A1/A46 intersection.



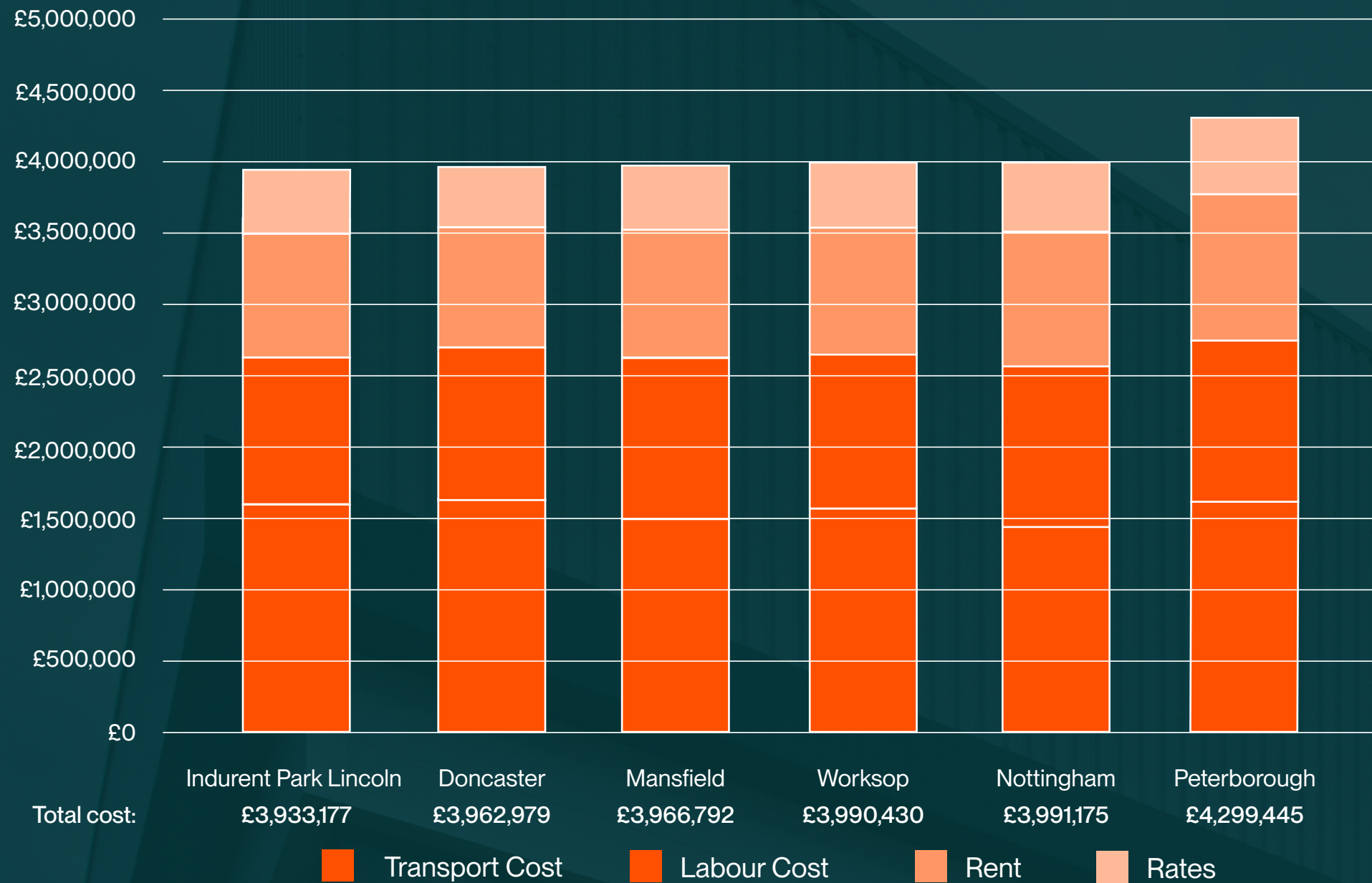
Dual-carriageway access East/West via A46 and North/South via A1.



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



Available to let from July 2026.

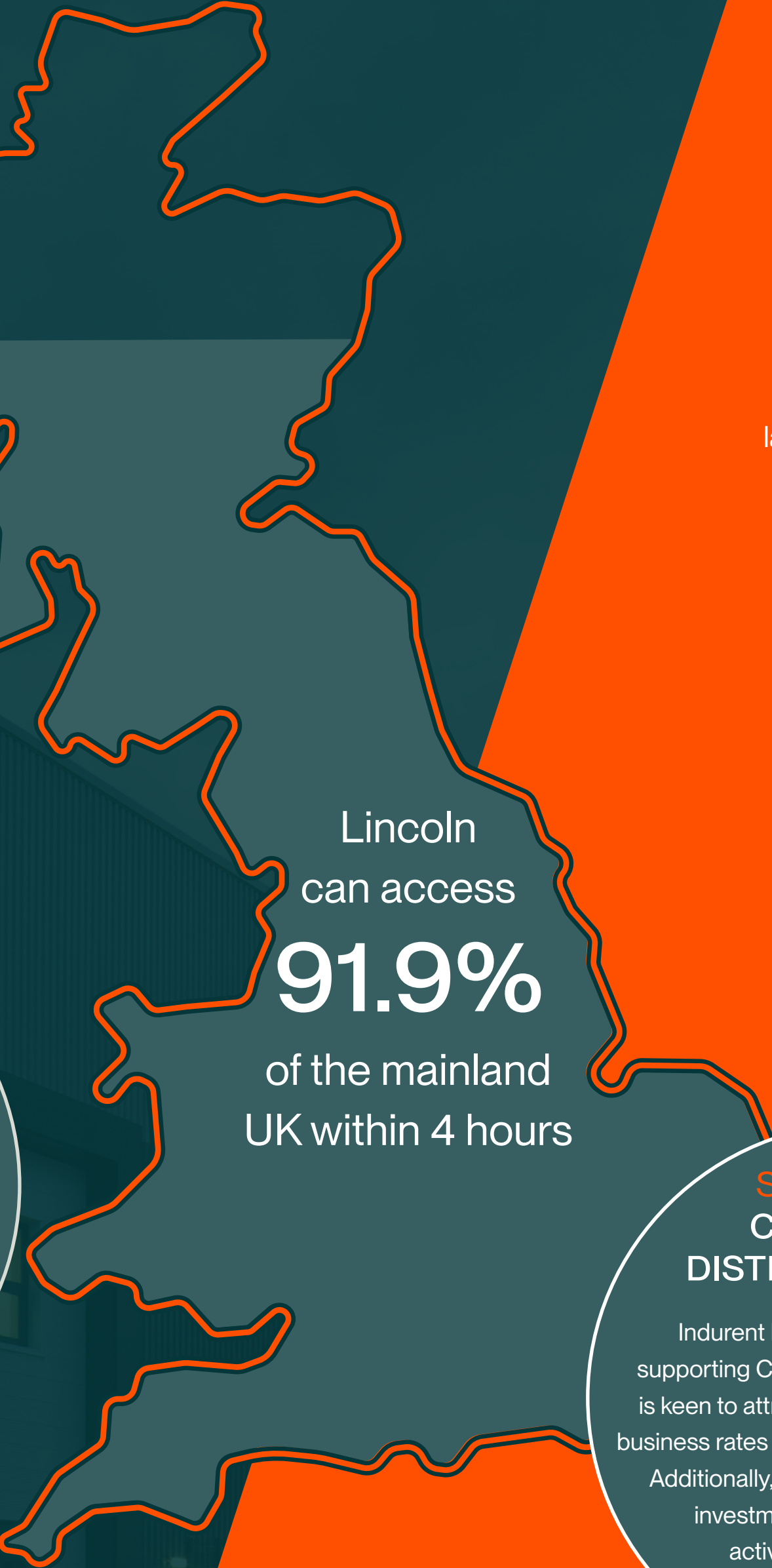


LARGE POWER AVAILABILITY

Indurent Park Lincoln has up to 4 MVA secured and ready for use immediately. This sets Indurent Park Lincoln apart from surrounding units in the region and allows customers with high power requirements to find a suitable unit.

GEOGRAPHICAL ACCESSIBILITY:

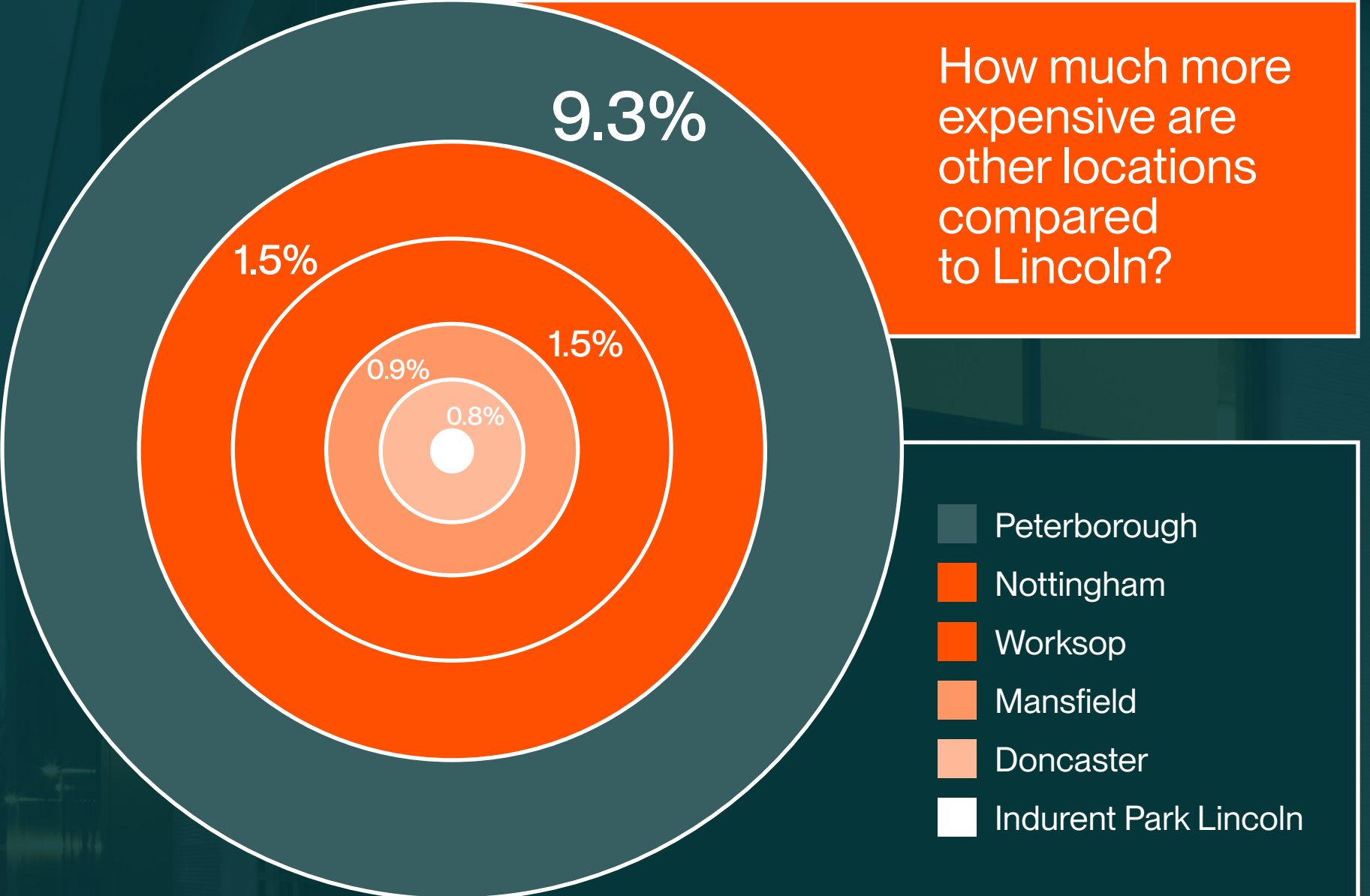
Indurent Park Lincoln's location means that 91.9% of the mainland UK can be accessed within a 4 hours drive. The road network allows for direct access to surrounding cities such as Nottingham, Sheffield and Peterborough as well as to the A1.



Average cost saving of **£108,987** which accounts for transport, labour, rents and rates compared to competing locations.



Average labour savings of **£67,363** compared with competing locations.

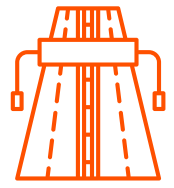


Lincoln can access **91.9%** of the mainland UK within 4 hours

SUPPORTIVE COUNTY AND DISTRICT COUNCILS:

Indurent Park Lincoln is endorsed by supporting County and District Councils that is keen to attract occupiers with competitive business rates lower than surrounding locations. Additionally, Team Lincolnshire, the inward investment branch of the Council, actively seeks to work with occupiers and support them where possible.

You're well-connected.



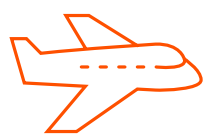
0.5 MILES

to A46, with connection to A1 in 7 miles



9 MILES

strategically located 9 miles from both Lincoln and Newark



2 AIRPORTS

under an hour's drive from both East Midlands and Doncaster Airports



50 MILES

to Immingham Docks and Grimsby Docks

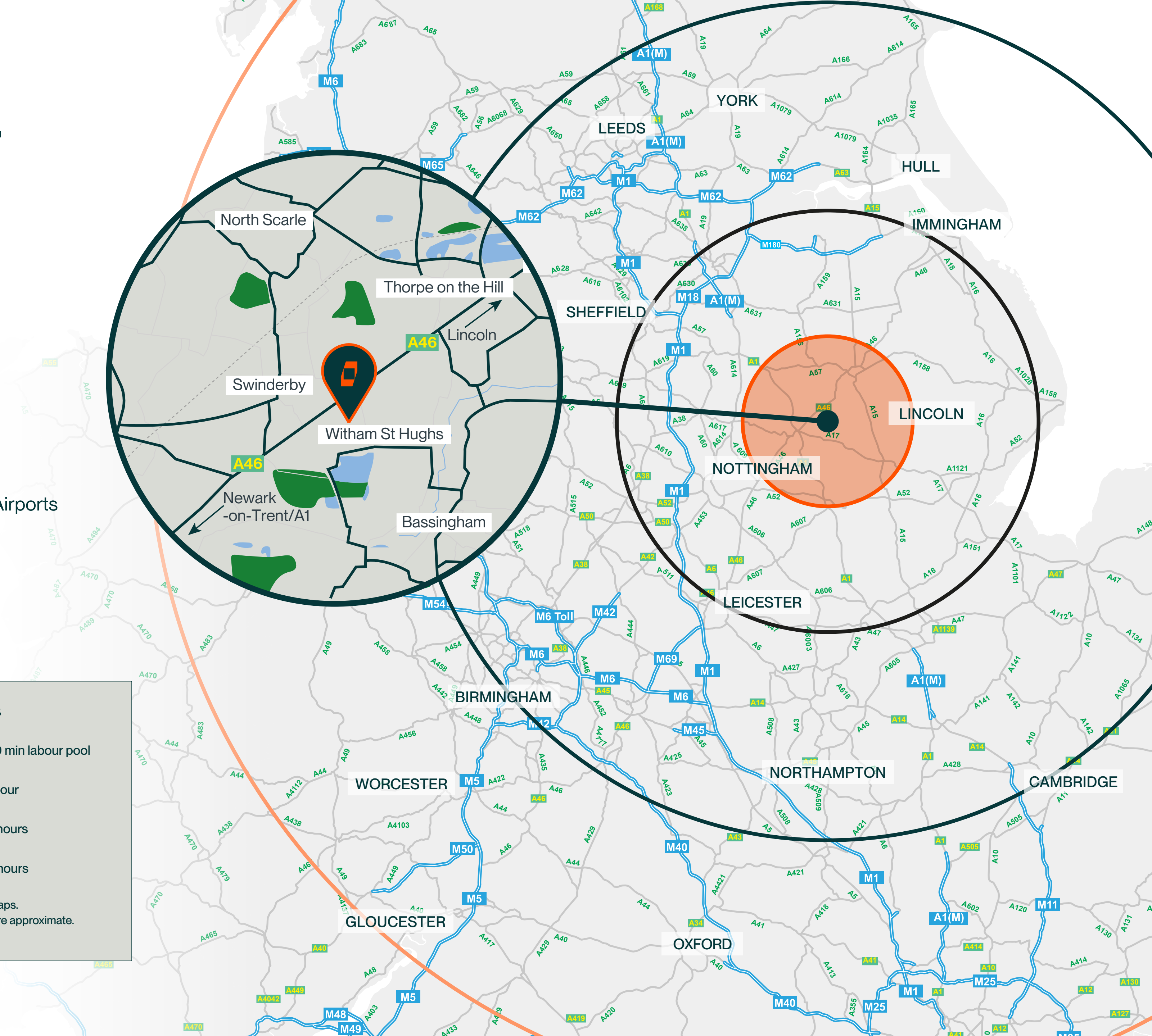
Drive times

-  Within 30 min labour pool
-  Within 1 hour
-  Within 2 hours
-  Within 3 hours

Source: Google maps.
Travel distances are approximate.
Maps not to scale.



Warehousing that Works.



Schedule of accommodation.

UNIT 12

WAREHOUSE	20,563 SQ FT (1,910 SQ M)
GF OFFICE	691 SQ FT (64 SQ M)
FF OFFICE	1,665 SQ FT (155 SQ M)
TOTAL AREA	22,919 SQ FT (2,129 SQ FT)

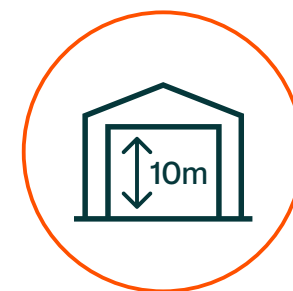
All floor areas are approximate gross internal areas.



50 kN sq/m
floor loading



EPC
A rated



10m eaves
height



27 car parking
spaces



2 level
loading doors





GEORGE GOLDSMITH

Senior Asset Manager

📞 07741 140 174

✉️ george.goldsmith@indurent.com



ADAM FOX

Assistant Asset Manager

📞 07767 153 604

✉️ adam.fox@indurent.com



Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. May 2026. TBDW 08034-02.



Rebecca Scholfield
M: 07776 172 123
E: rebecca.schofield@knightfrank.com

Harry Orwin-Allen
M: 07467 912 623
E: harry.orwin-allen@knightfrank.com



Sean Bremner
M: 07541 505 980
E: sean@cppartners.co.uk

Brodie Faint
M: 07516 770 513
E: brodie@cppartners.co.uk