

# ST. MODWEN PARK LINCOLN

LN6 9BJ

///REPORTING.REWORKED.PINS



Strategically  
located site with  
direct access to A46  
connecting to A1



Target rating of  
'Excellent' placing this  
building in the top  
10% of UK warehouses  
for sustainability

BUILD TO SUIT OPPORTUNITIES

TO LET: FROM 20,675 SQ FT (1,920 SQ M)



# High performance **space** for your business

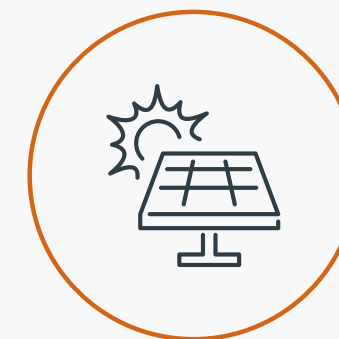
If you're looking for a **high-performing, sustainable building** that works as hard as you do, then look no further. **St. Modwen provide highly sustainable warehouses** that will deliver benefits for your business, your people and the environment.

## An ideal location

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.



Occupational cost saving opportunities available due to **enhanced PV**.



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



**15% roof lights** reduce the need for additional daytime lighting and provide a light, bright environment for your employees.



**BREEAM Excellent rating targeted** placing this warehouse in the top 10% of warehouses in the UK for sustainability.



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

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+ + + + + + + + +  
+ + + + + + + + +



**BUILD TO SUIT OPPORTUNITIES  
UP TO 349,872 SQ FT (32,506 SQ M)**

UNIT  
L155

UNIT  
L83

UNIT  
L92

UNIT  
L21

UNIT 16

UNIT 8  
NIC

UNIT 7  
DHL

UNIT 9  
DHL

UNIT 10  
GH KIME

UNIT 11  
FURNITURE  
VILLAGE

UNIT 12  
HAIRDRESSING  
SUPPLIES

UNIT 14  
SPRALDING

UNIT 15  
ORIGIN AMENITY

## Why choose St. Modwen Park Lincoln?



Detailed planning in place  
(fast track delivery) Unit  
can be delivered within 12  
months



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



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



Major infrastructure  
improvements proposed  
to the A1/A46 intersection





## **Strong local labour**

with a population of 225,000 people in Lincoln & Newark, 64.25% of population is of core working age (16 – 64)



## **Highly skilled workforce**

can be drawn upon from the surrounding areas. 86% of people working have qualification levels at least at Level 1 (National average is 85%)



## **A city providing good life satisfaction**

Lincoln placed 26th in the ONS 'For Life Satisfaction' ratings, out of 326 Local Authorities in England. It has one of the lowest crime rates in the country



# You're **well-connected**

**ST. MODWEN  
PARK  
LINCOLN**



## 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



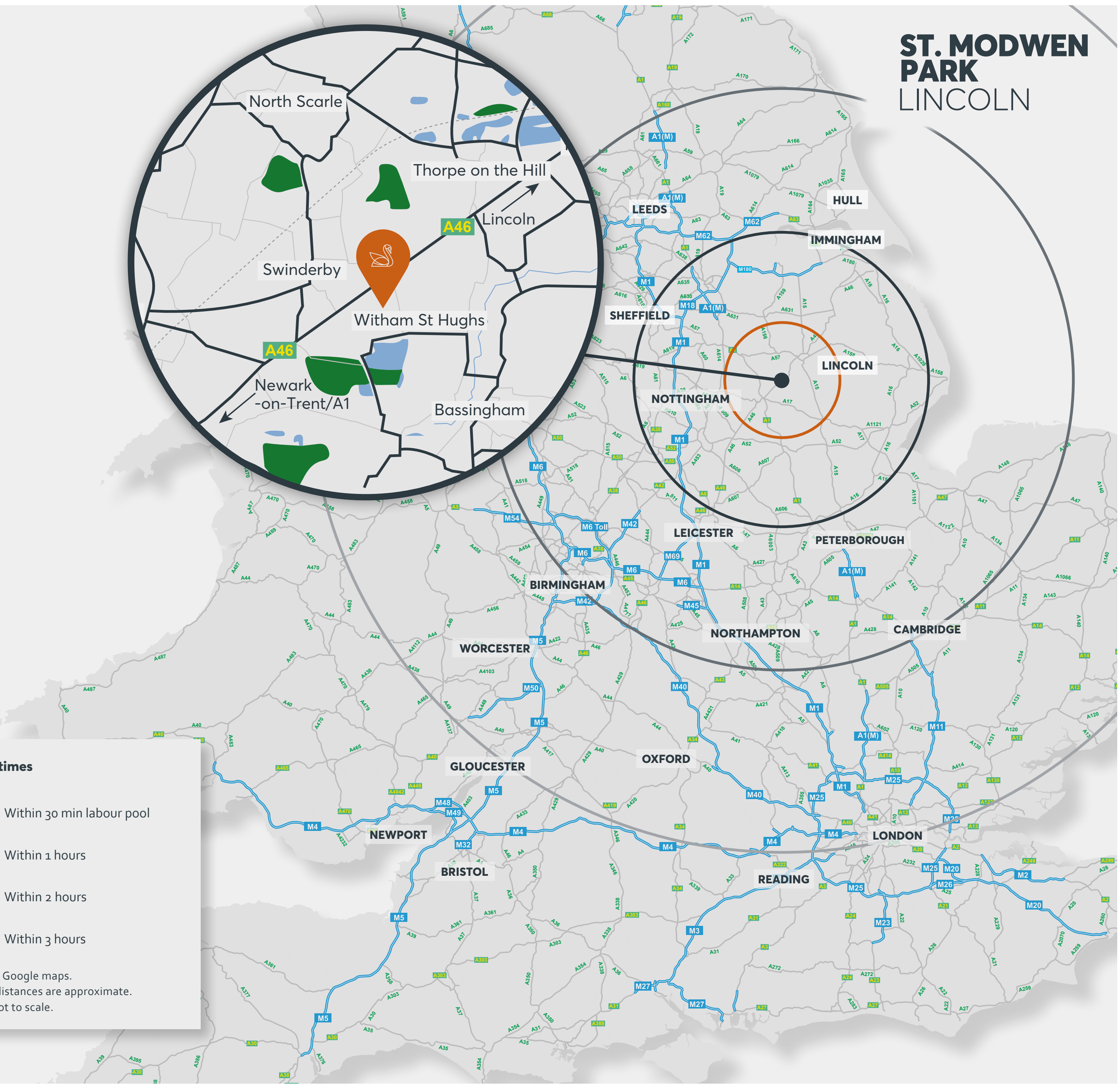
## 50 MILES

To Immingham Docks and Grimsby Docks

### Drive times

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

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





# Schedule of accommodation

FOUR UNIT PLAN OPTION	UNIT L155	UNIT L92	UNIT L83	UNIT L21
WAREHOUSE	136,446 SQ FT (12,676 SQ M)	81,185 SQ FT (7,542 SQ M)	72,725 SQ FT (6,756 SQ M)	18,209 SQ FT (1,691 SQ M)
OFFICES	10,238 SQ FT (966 SQ M)	5,859 SQ FT (544 SQ M)	5,489 SQ FT (510 SQ M)	2,466 SQ FT (229 SQ M)
PLANT DECK/MEZZANINE	4,658 SQ FT (433 SQ M)	4,808 SQ FT (447 SQ M)	4,432 SQ FT (412 SQ M)	
TRANSPORT OFFICE	3,210 SQ FT (298 SQ M)			
GATEHOUSE	259 SQ FT (24 SQ M)			
TOTAL	154,811 SQ FT (14,382 SQ M)	91,852 SQ FT (8,533 SQ M)	82,646 SQ FT (7,678 SQ M)	20,675 SQ FT (1,920 SQ M)
YARD DEPTH	35 M	50 M	45 M	50M
CLEAR INTERNAL HEIGHT	15 M	12.5 M	12.5 M	10 M
LOADING DOCKS	12	7	6	
EURO DOCKS	2	2	2	
LEVEL ACCESS DOORS	4	2	2	2
CAR PARKING	131	89	72	20

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



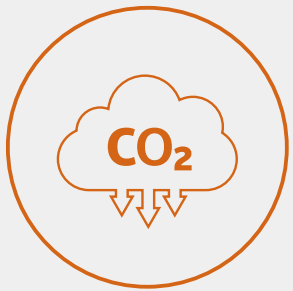
BREEAM Excellent targeted



50 kN sq/m floor loading



First floor office with flexible undercroft for occupier fit-out



Operationally net zero carbon to offices



Swan standard specification



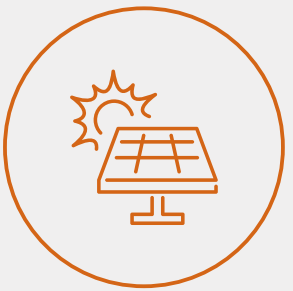
EPC A+ rated



20% EV car charging



Up to 15m clear internal height



Occupier cost saving opportunities available




Up to 4 MVA of power supply




# Four unit plan option

ST. MODWEN  
PARK  
LINCOLN



  
Lorry parking/  
commercial access

  
Dedicated car  
parking to each unit

  
Dedicated car  
parking to each unit

  
Lorry parking/  
commercial access

Site plan is indicative.



# Schedule of accommodation

ONE UNIT PLAN OPTION	UNIT L350
WAREHOUSE	322,751 SQ FT (29,985 SQ M)
OFFICES	16,306 SQ FT (1,516 SQ M)
PLANT DECK/MEZZANINE	7,552 SQ FT (702 SQ M)
TRANSPORT OFFICE	3,000 SQ FT (279 SQ M)
GATEHOUSE	262 SQ FT (24 SQ M)
TOTAL	349,872 SQ FT (32,506 SQ M)
YARD DEPTH	55 M
LOADING DOCKS	26
EURO DOCKS	2
LEVEL ACCESS DOORS	4
CAR PARKING	267

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



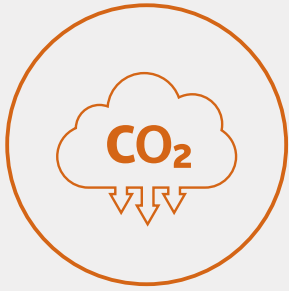
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50 kN sq/m  
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First floor office with  
flexible undercroft for  
occupier fit-out



Operationally  
net zero carbon  
to offices



Swan standard  
specification



EPC A+  
rated



20% EV car  
charging



Up to 15m clear  
internal height



Occupier cost  
saving opportunities  
available



Up to 4 MVA  
of power  
supply



# One unit plan option

ST. MODWEN  
PARK  
LINCOLN



Site plan is indicative.





**Ben Silcock**  
Development Manager

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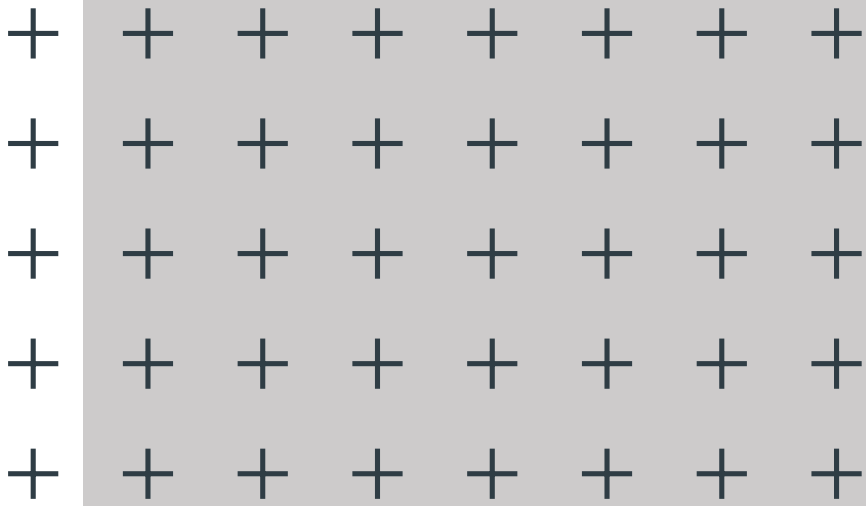
We know that people and the planet are important to you - they're important to us too.

That's why all our new buildings are built to our Swan Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

*Let's talk*

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At St. Modwen Logistics our aim is simple: to provide our customers with the high-performing space they need to succeed

**Sarwjit Sambhi,**  
**Chief Executive Officer**

With our Chippenham site, we knew it was going to be our biggest warehouse to date, so the need to appeal to local talent was more pertinent than ever.

We were impressed by the range of wellbeing facilities on offer in the warehouse space, which we saw would make it easier to recruit the best people. We have amazingly rich local amenities – from the park and fitness trail to outdoor seating areas where people can eat lunch together. We have been able to create hundreds of jobs since opening last year in a space where everyone genuinely enjoys coming to work.

**Huboo, St. Modwen Park Chippenham**

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# 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



**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**





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High performance space  
where you need it.

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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. October 2023. TBDW 04153-08.