



# INDURENT

PARK LINCOLN

LN6 9BJ  
///ERASE.ARMREST.WALKED

Industrial warehouse unit available to let now  
UNIT L111: 110,948 SQ FT (10,307 SQ M)



Strategically located site  
with direct access to A46  
connecting to A1



BREEAM Excellent rating  
places this building in the  
top 10% of UK warehouses  
for sustainability



Warehousing that Works.

# High performance space for your business.

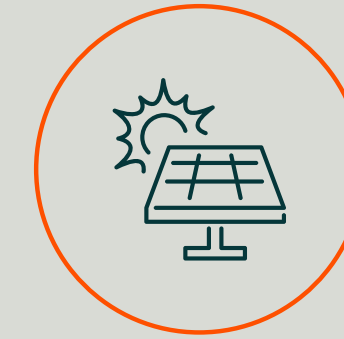
If you're looking for a high-performing, sustainable building that works as hard as you do, then look no further. L111 is an highly sustainable warehouse that will deliver benefits for your business, your people and the environment.

## 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.



1,180 sq m of rooftop solar panels included as standard which generates an approximate saving of £108,000 per annum if all the energy is used.\*



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.

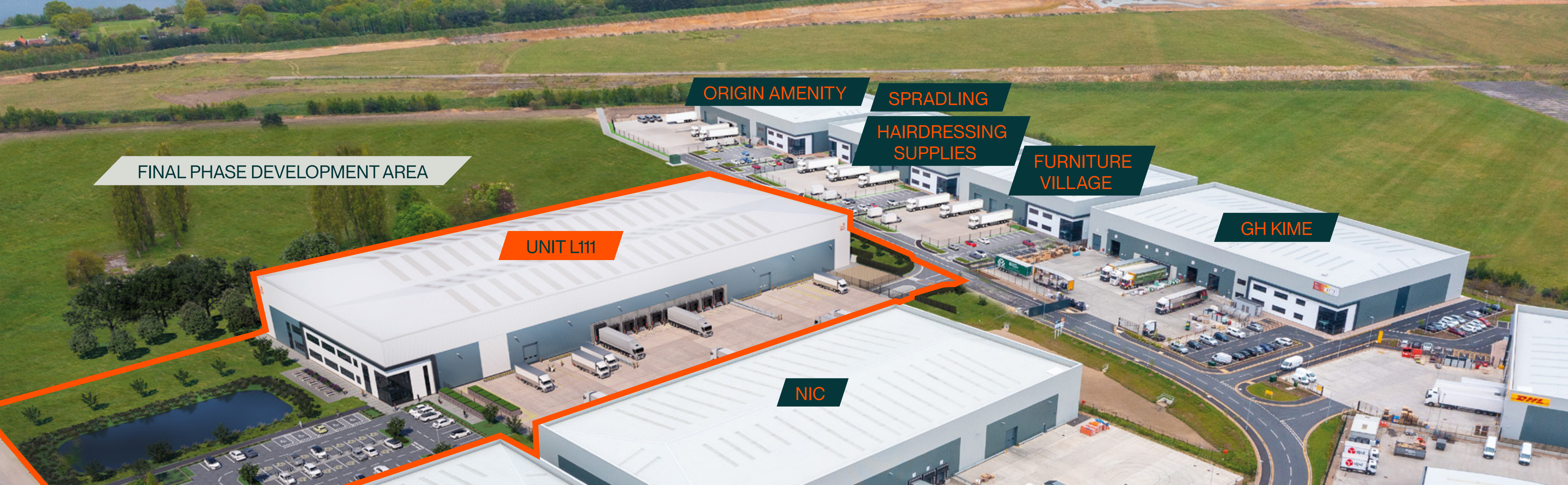


BREEAM Excellent rating places this warehouse in the top 10% of warehouses in the UK for sustainability.



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

\*data obtained using TM54 energy modelling software.



FINAL PHASE DEVELOPMENT AREA

ORIGIN AMENITY

SPRADLING

HAIRDRESSING SUPPLIES

FURNITURE VILLAGE

GH KIME

UNIT L11

NIC

DHL

# Why choose L11?



Supportive Local Planning Department and Economic Development Unit.



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.



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### **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.**

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.

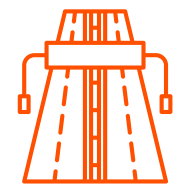


Source: ONS



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# 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



**1 HOUR**

to East Midlands Airport



**50 MILES**

to Immingham Docks and Grimsby Docks

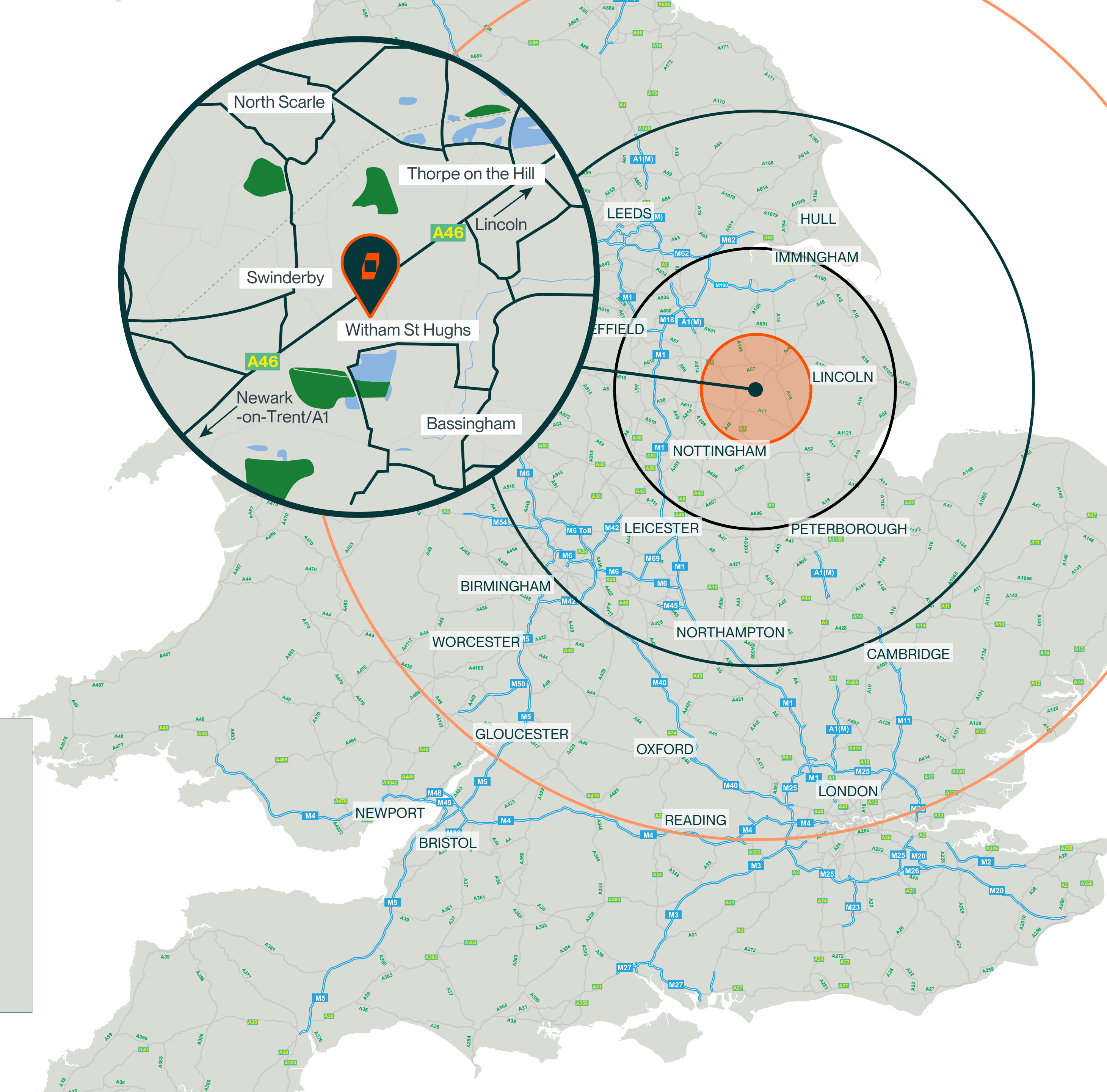
## Drive times

- 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 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)
GATEHOUSE	262 SQ FT (24 SQ M)
<b>TOTAL</b>	<b>110,948 SQ FT (10,307 SQ M)</b>
YARD DEPTH	48 M
CLEAR INTERNAL HEIGHT	12.5 M
LOADING DOCKS	8
EURO DOCKS	2
LEVEL ACCESS DOORS	2
CAR PARKING	101
INCOMING POWER SUPPLY	430 KVA



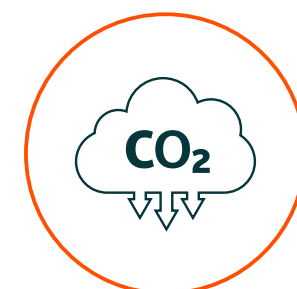
BREEAM Excellent achieved



50 kN sq/m floor loading



First floor office with flexible undercroft for occupier fit-out



Operationally net zero carbon to offices



Indurent standard specification



EPC A+ rating

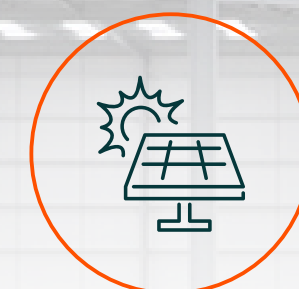
EPC A+ rated



20% EV car charging



Up to 12.5m clear internal height



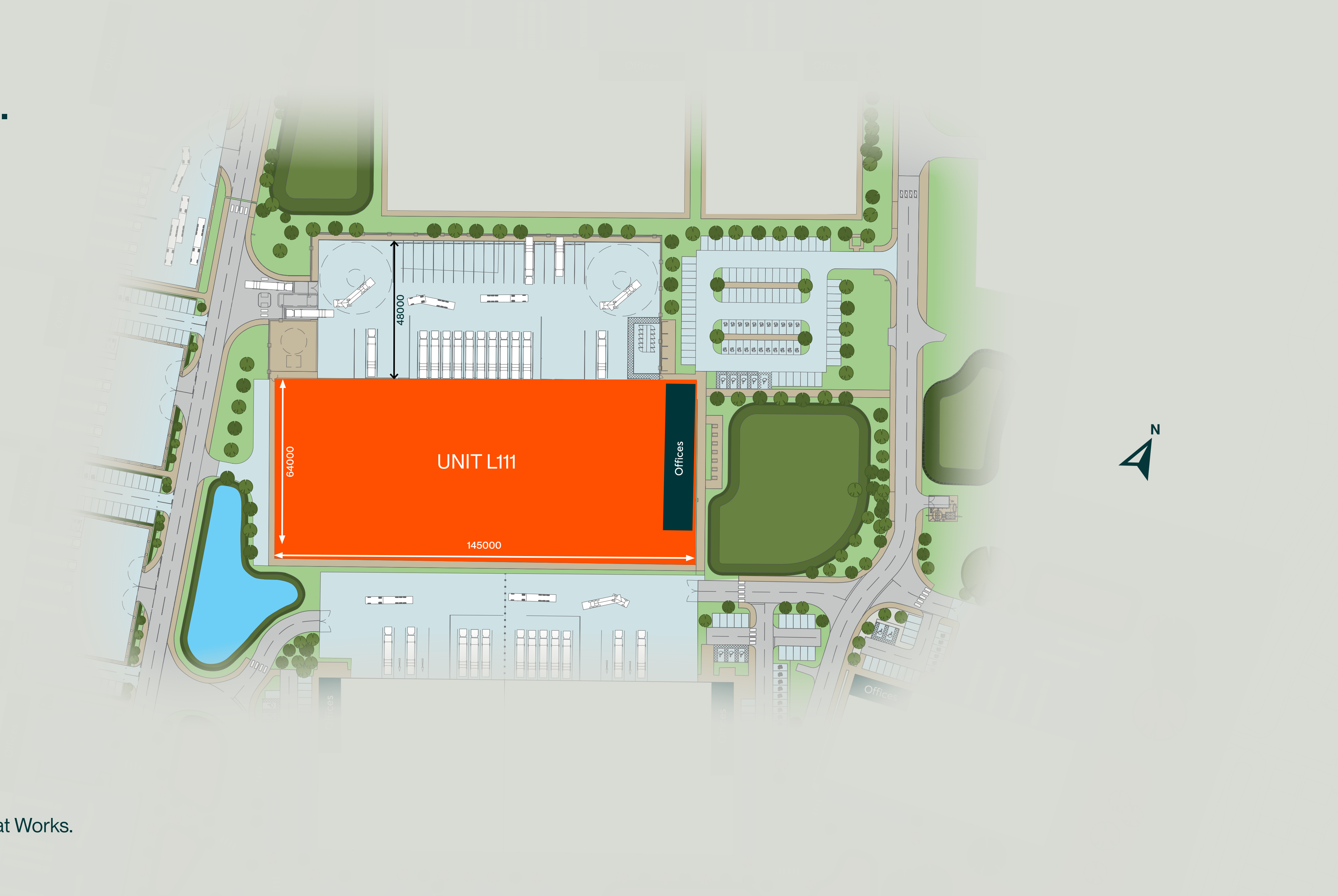
Occupier cost saving opportunities available



Up to 4 MVA of power supply

\* All floor areas are approximate gross internal areas.

# Unit L11.



Site plan is indicative.



Warehousing that Works.

# Master plan.



Site plan is indicative.



Warehousing that Works.



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 Indurent 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



**BEN SILCOCK**

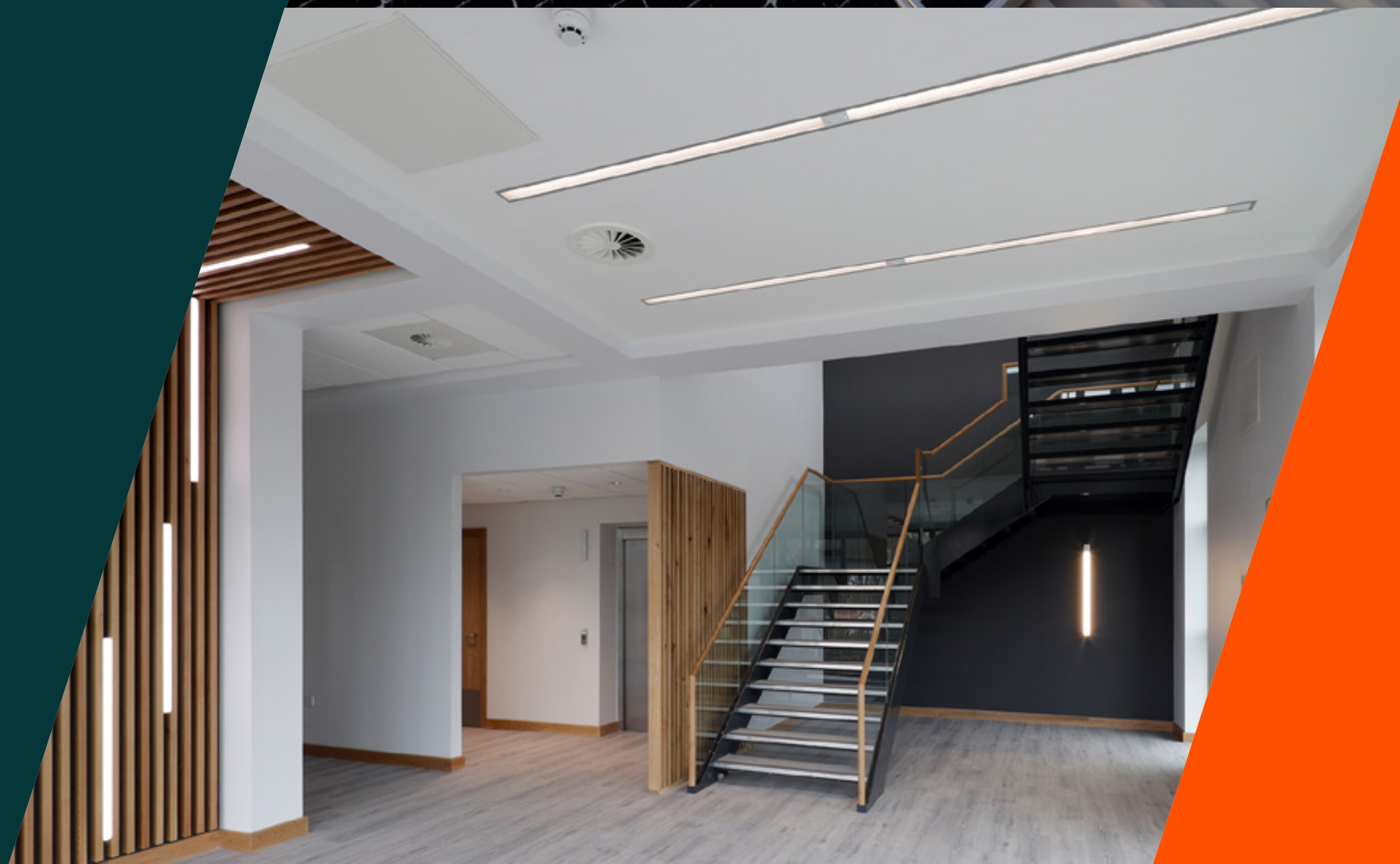
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Warehousing that Works.



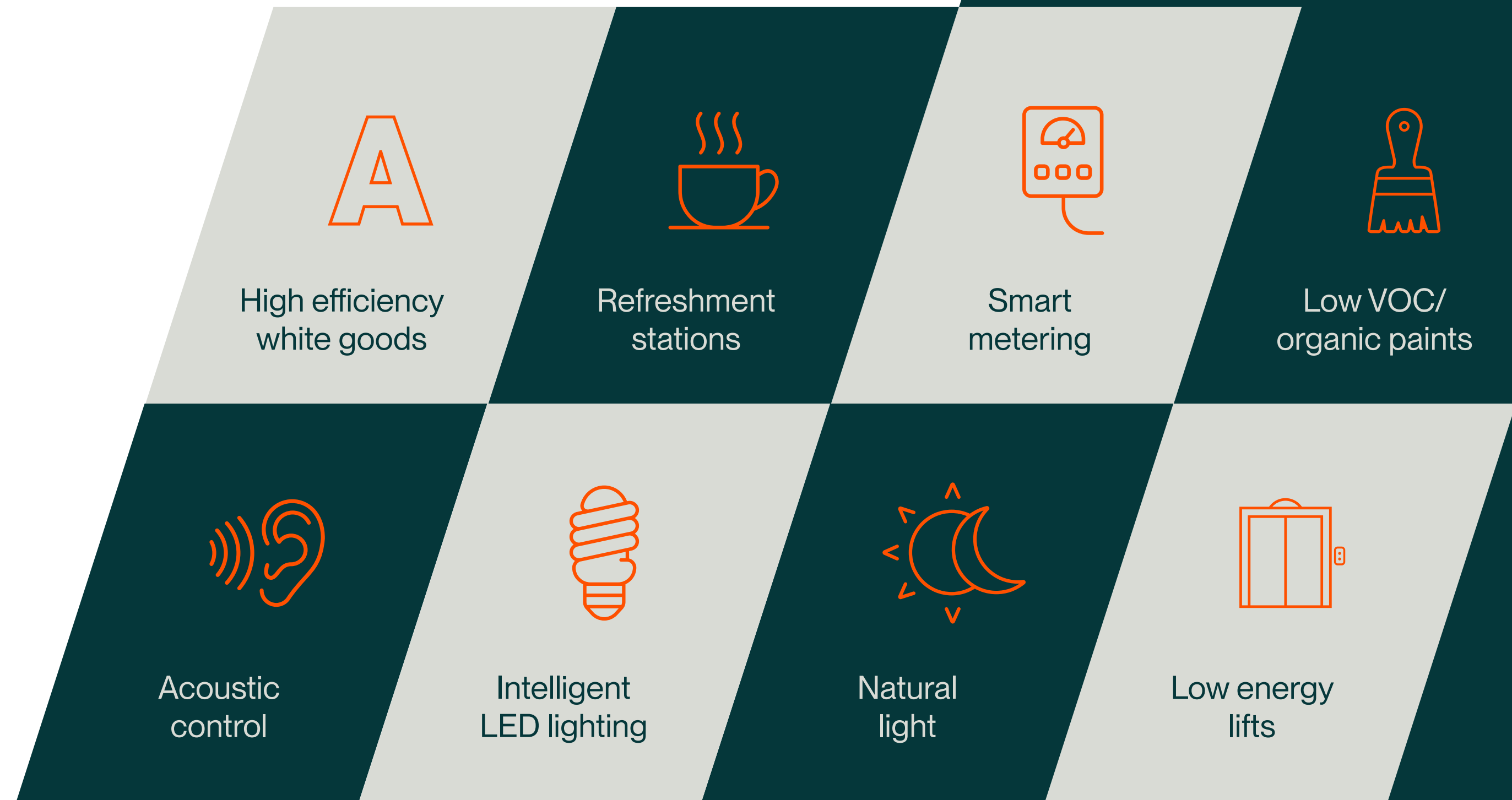
# The Indurent standard.

Indurent Parks embody our core purpose – to change places and create better futures.

The Indurent Standard delivers improved quality, sustainable and consistent developments across the Indurent 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.

- 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 quality amenity, office and warehouse specification, designed with the customer in mind, focusing on health and wellbeing, sustainability and net carbon reduction.



Warehousing that Works.



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