



# 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%.



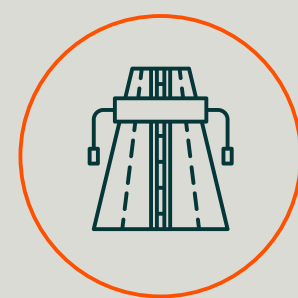
10m eaves height, 2 level loading doors and 50kN floor loading.



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



# Why choose Unit 12?



Major infrastructure improvements proposed to the A1/A46 intersection.



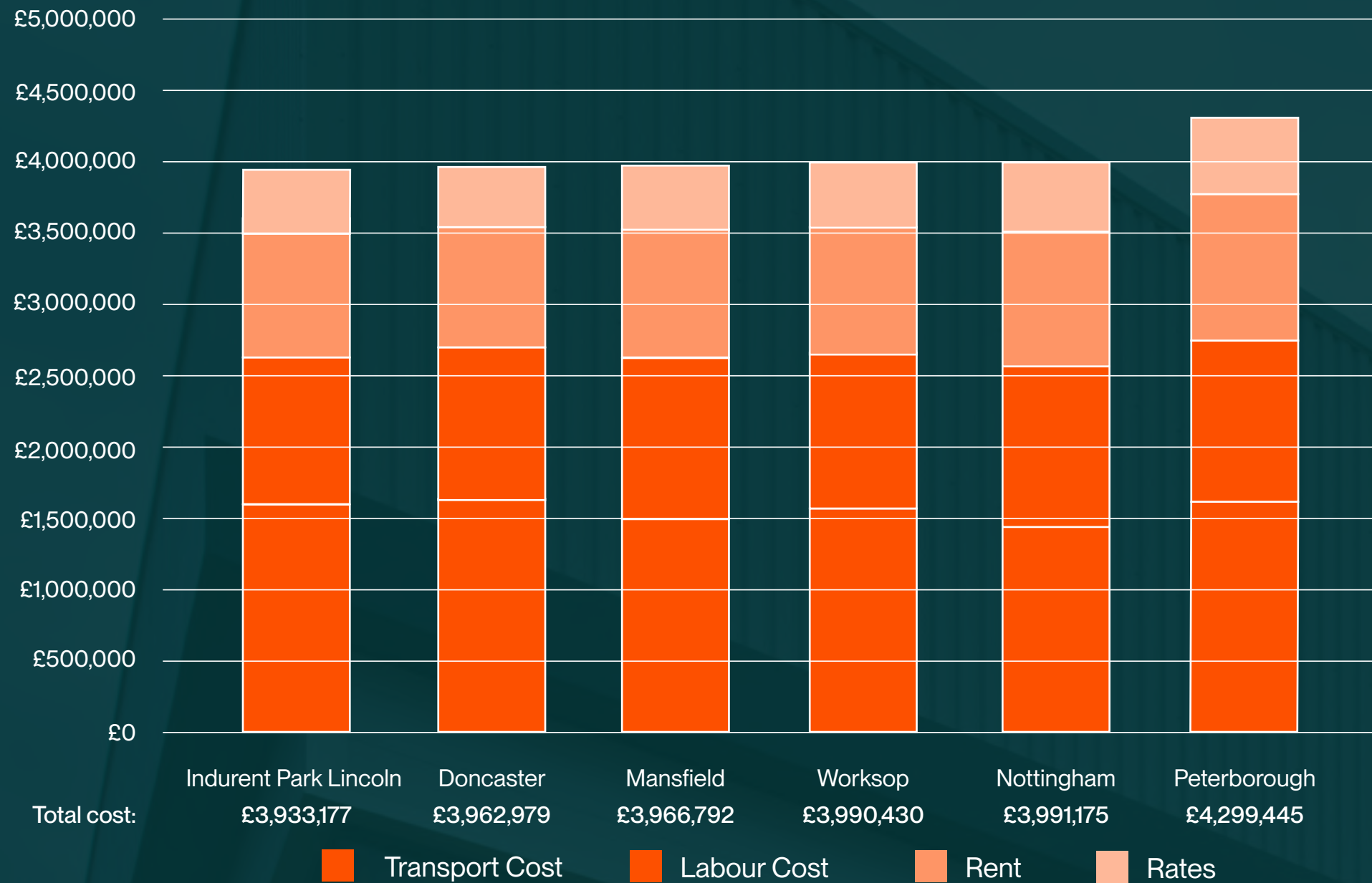
Dual-carriageway access East/West via A46 and North/South via A1.



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



Available to let from July 2026.

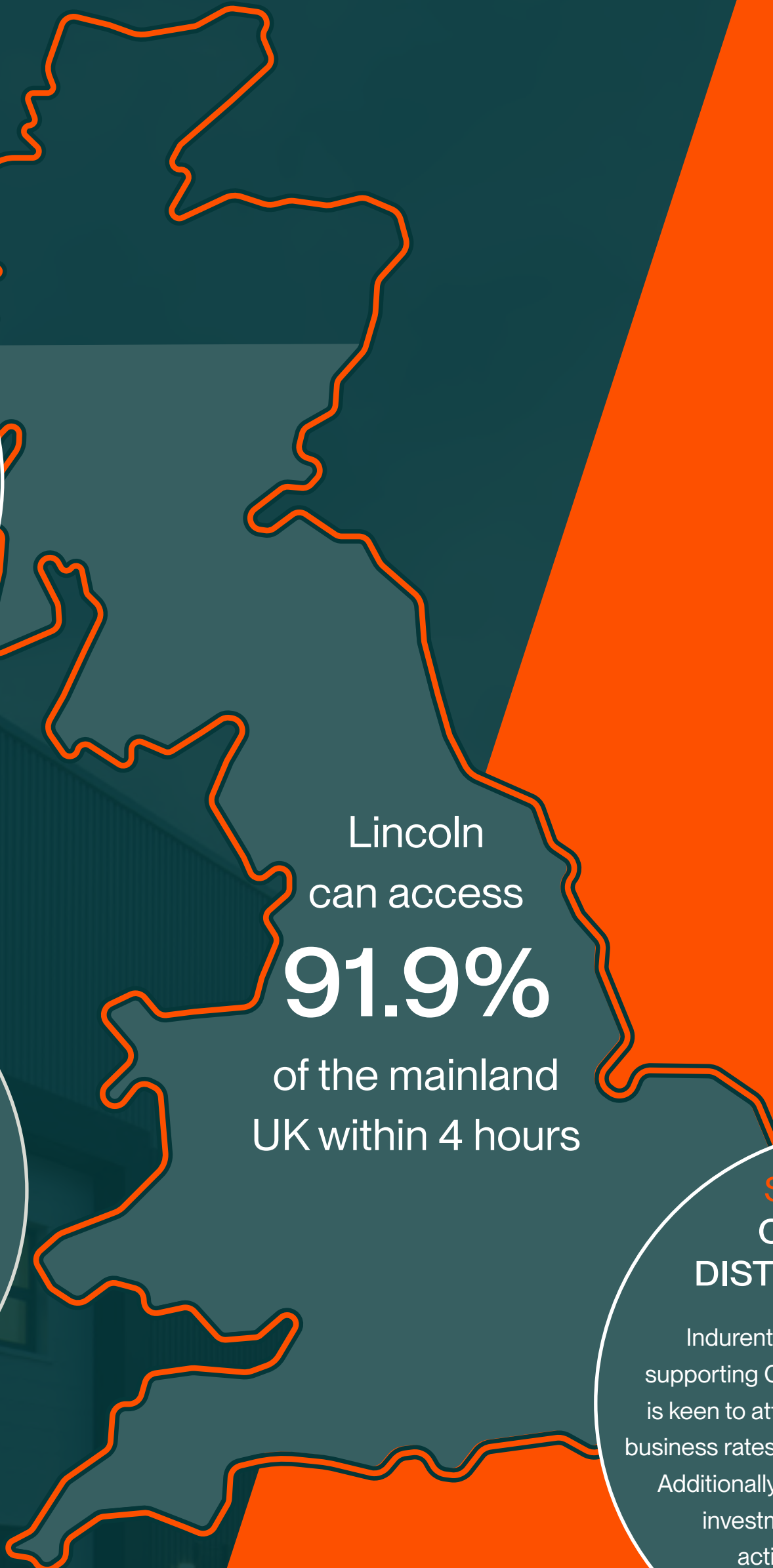


**LARGE POWER AVAILABILITY**

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:**

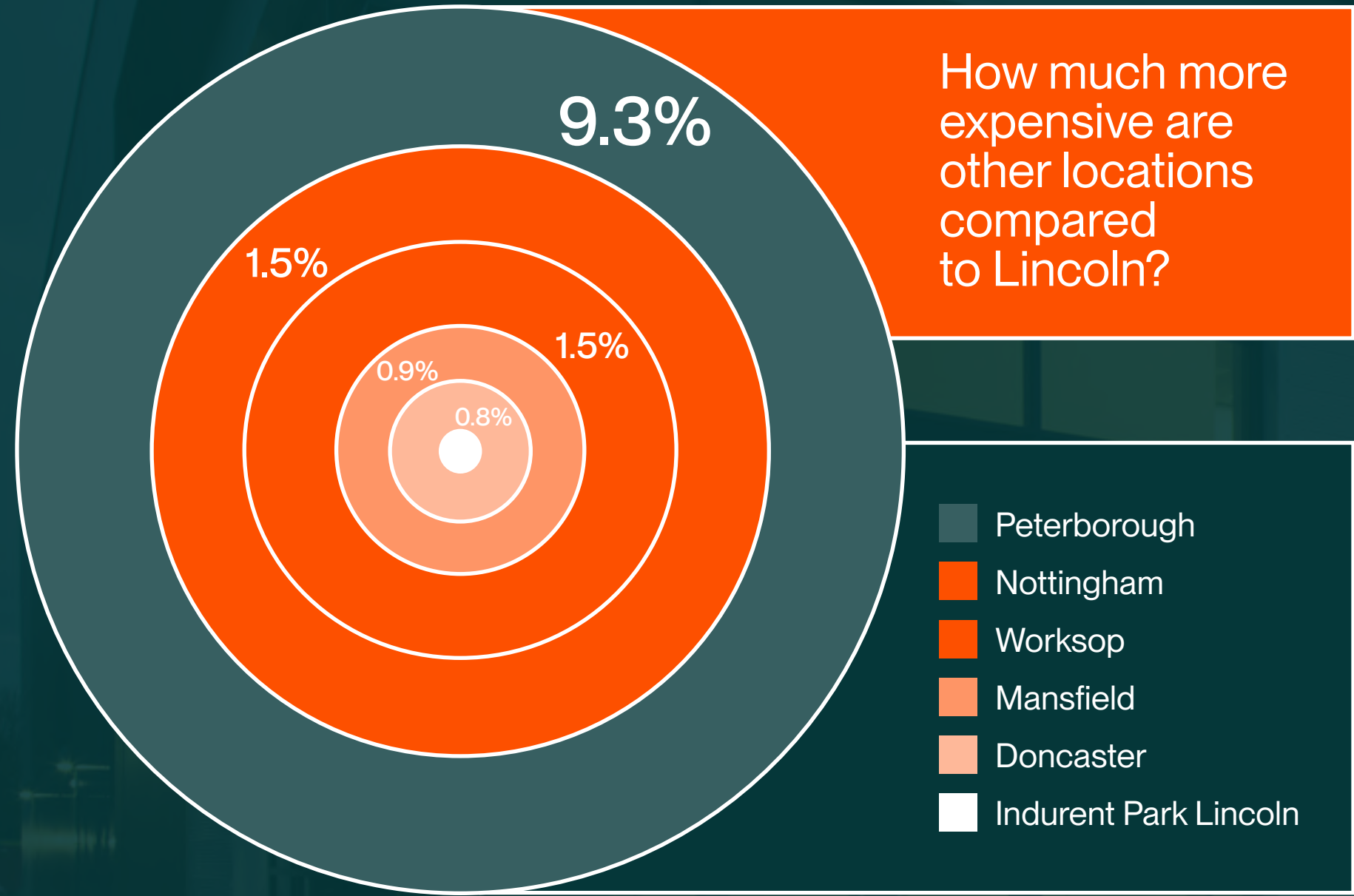
Indurent Park Lincoln's location means that 91.9% of the mainland UK can be accessed within a 4 hours drive. The road network allows for direct access to surrounding cities such as Nottingham, Sheffield and Peterborough as well as to the A1.



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

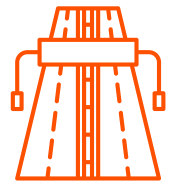


Lincoln can access **91.9%** of the mainland UK within 4 hours

**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.



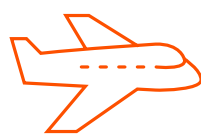
**0.5 MILES**

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

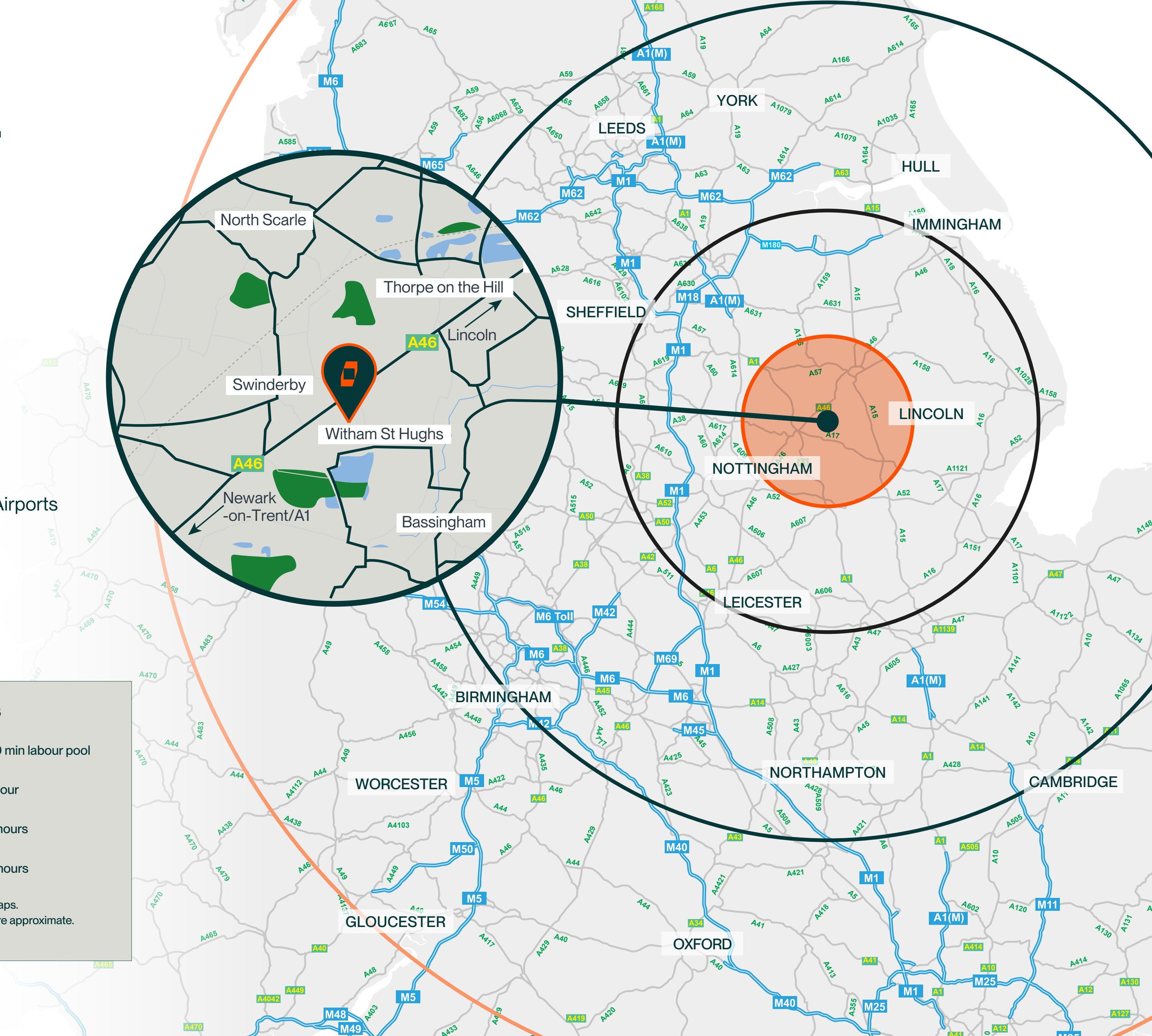
## Drive times

- 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)            |
| <b>TOTAL AREA</b> | <b>22,919 SQ FT (2,129 SQ FT)</b> |

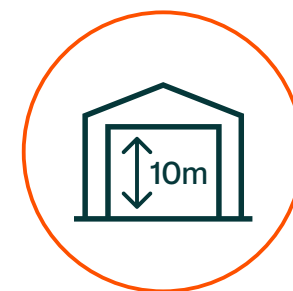
All floor areas are approximate gross internal areas.



50 kN sq/m  
floor loading



EPC  
A rated



10m eaves  
height



13 car parking  
spaces



2 level  
loading doors



Warehousing that Works.

Image is indicative.





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