

# Design & Build



## TEAL PARK, WHISBY ROAD, LINCOLN

### LAND FOR DESIGN AND BUILD DEVELOPMENT

- 87.2 Acre (35.3 Ha) business park adjacent the Lincoln bypass.
- Dual carriageway access direct from A46.
- Home to Siemens, Jaguar Land Rover, Travis Perkins, Costa and KFC.
- New premises constructed to your requirements.
- Main road frontage plots available for trade counter, warehouse, leisure, showroom, pub, restaurant or hotel.

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## GENERAL

Teal Park is an 87.2 acre (35.3 hectare) business park located to the south west of Lincoln and with extensive frontage to both the A46 Lincoln bypass and Whisby Road. There is dual carriageway access from the bypass direct to the site entrance.

Teal Park is home to Siemens industrial gas turbine service business. Occupiers on the site frontage are Jaguar Land Rover, Costa and KFC drive-thru restaurants, Travis Perkins. Other completed developments include Vincent Court and Blackwood Court (speculative industrial/warehouse developments by Taylor Lindsey and North Kesteven District Council respectively) and offices for Mass Consultants. Over 400,000 sq ft (37,500 sq m) has been constructed to date.

Planning permission has been granted for a 25,000 sq ft (2,300 sq m) warehouse / industrial unit, please contact us for separate particulars and plans.

A planning application has been submitted for a new Tesla service station / dealership.

Land is available for industrial and warehouse occupiers and offices. The planning consent allows for ancillary uses on the site frontage including public house/ restaurant, hotel, leisure and trade/showroom uses. Main road frontage plots, with visibility from the Lincoln bypass, are available.

## LOCATION

Teal Park occupies a strategic location at the junction of the A46 Lincoln bypass and Whisby Road. The Lincoln bypass provides easy access to the A1 at Newark, the M1 at Leicester and, via the A15 and M180, to the Humber Bridge and the ports of Immingham, Grimsby and Hull. In addition, the location provides easy access to Lincoln city centre.

Sustainable transport in the area is encouraged through a regular bus service to the site, excellent cycle routes to Lincoln city centre and North Hykeham and links to the nearby Hykeham Station.

Facilities available in the immediate surrounding area include health clubs, hotels, restaurants, public houses and a day nursery. Neighbouring uses also include motor showrooms, office parks and other commercial occupiers.

## PLANNING

The outline planning permission for Teal Park includes industrial, warehouse, offices, public house / restaurant, hotel, leisure and trade / showroom uses.

## SERVICES

All mains services are available.

## TERMS

Bespoke, new premises are constructed to an occupier's requirements on a 'Design and Build' basis. The preference is to let completed buildings but freehold sales and possibly land sales may also be considered.

## ALSO AT TEAL PARK

From time to time, Taylor Lindsey constructs speculative commercial units which are offered to let, such as the completed 'Vincent Court' development which provides 36,700 sq ft of accommodation. Please contact us to discuss your requirements.

## FURTHER INFORMATION

Please contact Taylor Lindsey Ltd  
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