

TEAL PARK, LINCOLN - TO LET

NEW BUILD 25,000 SQ FT INDUSTRIAL / DISTRIBUTION

**TAYLOR
LINDSEY**



Available Q2 2023

- Detached building on self-contained site.
- 32 metre secure serviced yard.
- 35kN/m2 floor loading capacity.
- Excellent on-site parking provision.
- Existing occupiers include Jaguar Land Rover, Siemens, Costa and KFC drive-thru restaurants.
- Accessible location, adjacent A46 bypass.
- Rent: £212,500 per annum exclusive (£8.50 psf)



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NEW BUILD INDUSTRIAL / DISTRIBUTION UNIT

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Location

Situated to the south-west of Lincoln and adjacent the A46 Lincoln bypass, Teal Park is Lincolnshire's premier employment park. This 87.2 acre (35.3 hectare) site has extensive road frontage, is highly prominent and has a dual carriageway access.

Teal Park is home to Siemens gas turbine servicing business, Jaguar Land Rover, Costa and KFC drive-thru restaurants and over 25 other occupiers.

Specification

- Clear span construction with 7m internal eaves height.
- Large, secure, self-contained yard, 32 metres deep.
- 35 kN/m² floor loading.
- 125 KVA power supply.
- 4 x level access, 4m wide electric sectional loading doors.
- Electric car charging points.

Accommodation

- Gross internal area: 25,000 sq ft (2,323 sq m).
- Extensive on-site car parking (45 spaces).
- Dual height, glazed frontage, enabling the installation of office space over one or two floors.

Terms

- New lease for a minimum term of 10 years.
- Rent: £212,500 per annum exclusive (£8.50 psf)
- Available from Q2 2023.

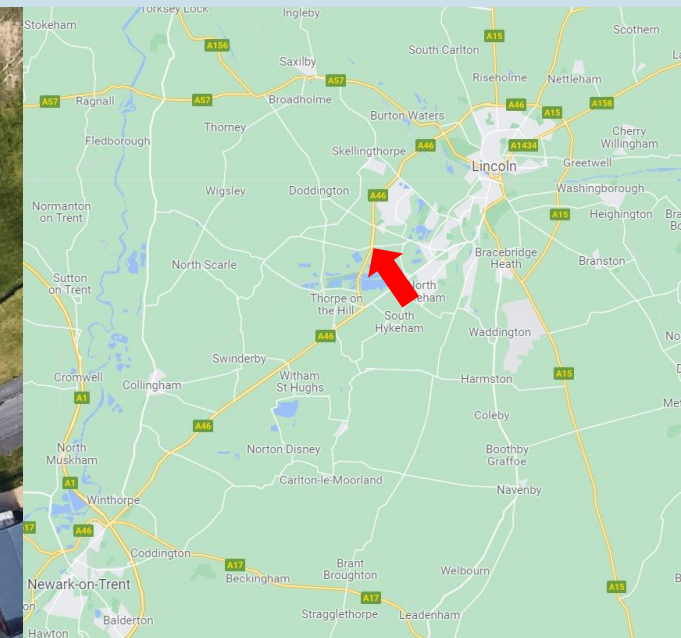
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