

Design & Build



Land for Design and Build Development

Roman Gate, Nettleham Road, Lincoln, LN2 4GR

- 9-Acre district centre development located to the northeast of Lincoln.
- Adjacent to the A46 Bypass and the A15, with prominent arterial road frontage to Nettleham road (B1182).
- Adjacent development of 300 houses under construction.
- New premises construction to your requirements.
- Considered suitable for retail, office, public house/restaurant and leisure uses.

LOCATION

Roman Gate occupies a prominent arterial road position, offering extensive frontage to Nettleham Road, adjacent it's junction with the A46 Lincoln bypass and the A15. Existing occupiers include Starbucks, Energie Fitness and Chatterton's Solicitors.

Lincolns shopping area, Cathedral, Castle and Bailgate are approximately a mile away. Waitrose food store is located immediately to the south and opposite is the Nettleham Road Shopping Centre, which is home to a range of national and local occupiers including Iceland, Asda, KFC, Taco Bell and Post Office.



RESTAURANT/PUBLIC HOUSE SITE

The acre adjoining the roundabout has detailed planning permission for a 4000 sq ft restaurant building. This is considered one of the most prominent and tradable public house/restaurant locations in and around Lincoln. The design can be adapted to suit a specific occupiers' requirements.

SERVICES

All mains services are available.

TENURE

Buildings are constructed on a 'design and build' basis to suit individual occupiers' requirements and offered to let. A minimum ten-year lease term is normally required.



VIEWING

For further information or to discuss your requirements please contact:

Will Tapley

Property Manager

M: 07386 666968

T: 01522 701133

E: will.tapley@taylorlindsey.co.uk

Adrian Bower MRICS

Estates Director

M: 07769 253064

T: 01522 518069

E: adrian.bower@taylorlindsey.co.uk



These particulars are provided as a general outline only, for the guidance of intending lessees, and do not constitute part of an offer or contract. Descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and believed to be correct, but interested parties must satisfy themselves as to their accuracy. Unless otherwise stated all prices quoted are exclusive of VAT. Interested parties will be required to provide proof of identity and address, normally a photocard driving licence or passport and recent utility bill.

