

TO LET



Teal Park, Whisby Road, Lincoln, LN6 3QZ New Build 25,000 sq ft Industrial/Warehouse/Distribution Unit.

- Single unit, 25,000 sq ft (2,300 sq m) detached building on self-contained site.
- 32 m secure service yard.
- 35kN/m² floor loading capacity
- Accessible Location, dual carriageway access direct from A46.
- Excellent on-site parking provision for upward of 45 cars.
- Teal Park occupiers include Jaguar Land Rover, Siemens, Tesla, Travis Perkins, Costa Coffee and KFC drive thru restaurant.
- Located on Lincolns leading business park.

LOCATION

Situated to the south-west of Lincoln and adjacent to the A46 Lincoln bypass, Teal Park is Lincoln's premier business 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 industrial gas turbine service business.

Occupiers on the site frontage are Jaguar Land Rover, Travis Perkins, Tesla, Costa Coffee and KFC drive-thru restaurants.

SPECIFICATION

- Clear span construction with 7m internal eaves height.
- 32 m self-contained yard.
- 35kN/m2 floor loading.
- 125 KVA power supply.
- 4 no. 4 m 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 terms to be agreed.
- Rent: £9.25 per sq ft

FUTHER INFORMATION

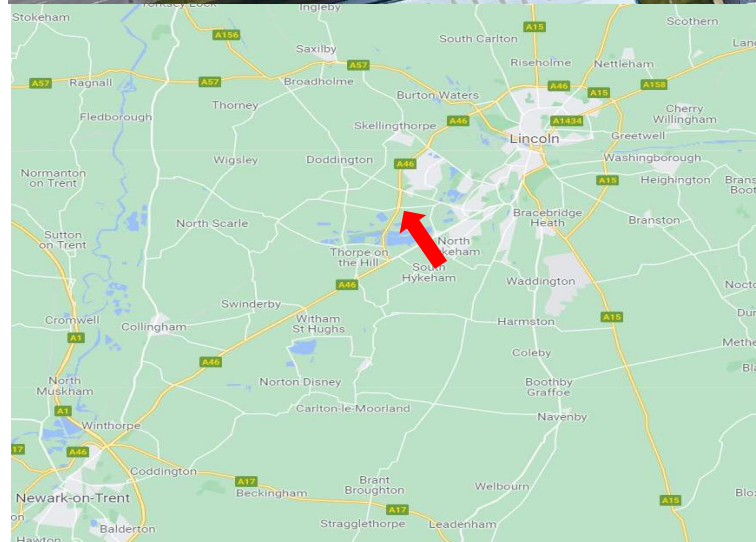
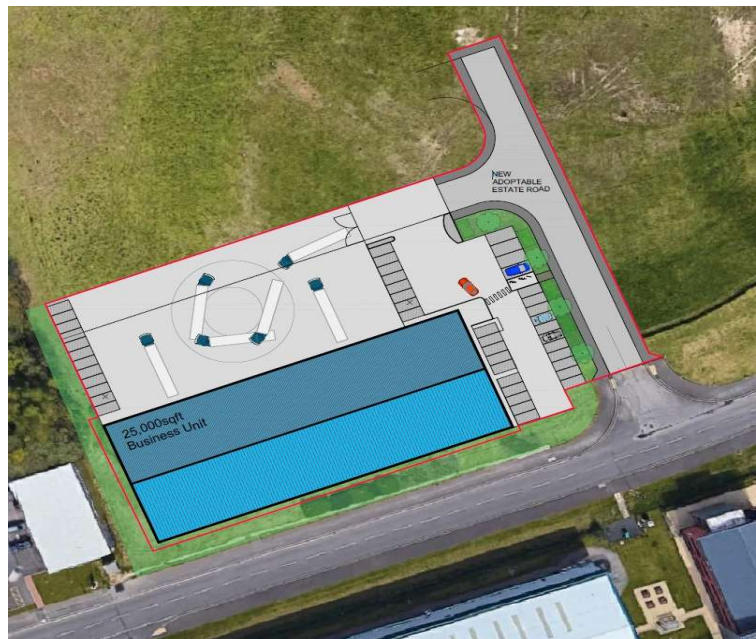
Adrian Bower MRICS

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.

**TAYLOR
LINDSEY**