Design & Build

• 9-Acre district centre development located to the north east of Lincoln.
• Adjacent to the A46 bypass with prominent arterial road frontage to Nettleham Road.
• Adjacent development of 300 houses under construction.
• Outline planning permission includes retail, office, restaurant and leisure uses.

Roman Gate, Nettleham Road, Lincoln, LN2 4GR

LAND WITH DESIGN AND BUILD OPPORTUNITIES
Location
Roman Gate occupies an exceptionally prominent arterial road position, offering extensive frontage to Nettleham Road, adjacent its junction with the A46 Lincoln bypass. Existing occupiers include Starbucks, Fit4Less gym and Andrew & Co Solicitors.

Lincoln’s historic core (comprising the Cathedral, Castle and Bailgate) is approximately one mile away. A Waitrose food store is located immediately to the south of the site and opposite the Nettleham Road Shopping Centre which is home to a range of local and national occupiers including Iceland, Asda, KFC, Pizza Hut and Post Office.

Restaurant/Pub Site
Part of the site has detailed planning permission for a 4,000 sq ft restaurant building in a site of one acre, between the Lincoln bypass roundabout and Fit4Less. This is considered one of the most prominent and best located public house/restaurant sites in and around Lincoln. The design can be adapted to suit a specific occupiers requirements.

Services
All mains services are available. Flavian Road is adopted and therefore maintainable at public expense.

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: Dan Race MRICS - Development Director or Adrian Bower MRICS - Estates Manager
Tel: 01522 512200

Email: dan.race@taylorlindsey.co.uk or 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.