

# Design & Build



## TEAL PARK, WHISBY ROAD, LINCOLN, LN6 3QZ

### LAND WITH DESIGN AND BUILD OPPORTUNITIES

- 87.2 Acre (35.3 Ha) Business Park adjacent the Lincoln bypass
- New dual carriageway access direct from A46
- Home to Siemens, Jaguar Land Rover and Mass Consultants
- Costa and KFC drive-thru restaurants under construction.
- New premises constructed to your requirements
- Main road frontage plots available for leisure, showroom, pub, restaurant or hotel.

Taylor Lindsey Ltd

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### LOCATION

Teal Park occupies a strategic location at the junction of the A46 Lincoln bypass and Whisby Road. A new roundabout on 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 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 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.

### GENERAL

At 87.2 acres (35.3 hectares) Teal Park is the largest new business park in the East Midlands. The adjacent A46 Lincoln bypass has undergone a comprehensive upgrade and now provides a direct dual carriageway access straight to the site entrance. The development has extensive frontage to both the A46 Lincoln bypass and Whisby Road.

Teal Park is home to Marshall Motor Group's Jaguar Land Rover dealership and Siemens industrial gas turbine service business. 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 330,000 sq ft (30,000 sq m) has been constructed to date.

Costa and KFC drive-thru restaurants adjacent the site entrance are currently under construction.

Land is available for industrial and warehouse occupiers and offices. On the site frontage, the planning consent allows for ancillary uses including public house/restaurant, hotel, leisure and trade/showroom uses.

### SERVICES

All mains services are available.

### PLANNING

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

### 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 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

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