

# TO LET

DESIGN & BUILD OPPORTUNITIES FOR A VARIETY OF USES

## TEAL PARK

WHISBY ROAD, LINCOLN  
LN6 3QZ



**87.2 ACRES (35.3 HECTARES)**

- Business Park adjacent to the A46 Lincoln Bypass
- Home to Siemens, Greenray Turbines, Jaguar Land Rover and others
- New bespoke premises to be constructed to occupiers' requirements
- Industrial, warehouse, office, public house/restaurant, hotel, leisure and trade/showroom uses

**PRICES / RENTS UPON APPLICATION**

# DESIGN & BUILD

## TEAL PARK

### GENERAL

Teal Park is an 87.2 acre (35.3 hectare) business park located to the south west of the City of Lincoln, in the city's prime commercial and business district. The development has extensive frontage to both the A46 Lincoln bypass and Whisby Road. A new roundabout on the bypass serves a new dual carriageway access road for the development.

Teal Park is home to 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 Greenray Turbines. In excess of 290,000 sq ft (27,000 sq m) has been constructed to date.

On the Whisby Road frontage, Marshall Motor Group are constructing a new 3 acre, 40,000 sq ft bespoke Jaguar Land Rover dealership. Opening is scheduled for early 2019.

### 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 North 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.

### ACCOMMODATION

Buildings from approximately 10,000 sq ft (1,000 sq m) can be constructed to suit an occupier's individual requirements. Uses can include industrial, warehouse, offices, public house/restaurant, hotel, leisure and trade/showroom uses.

### SERVICES

All mains services are available. Teal Park 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. The letting of land as fenced compounds on a shorter term basis will also be considered.

### SPECULATIVE SCHEME

Taylor Lindsey has completed the development of Vincent Court, a 26,700 sq ft industrial/warehouse scheme in a prominent position fronting Teal Park Road. Please enquire for details of any available units and future development plans.

### FURTHER INFORMATION

For further information or to discuss your requirements please contact sole agents Lambert Smith Hampton:

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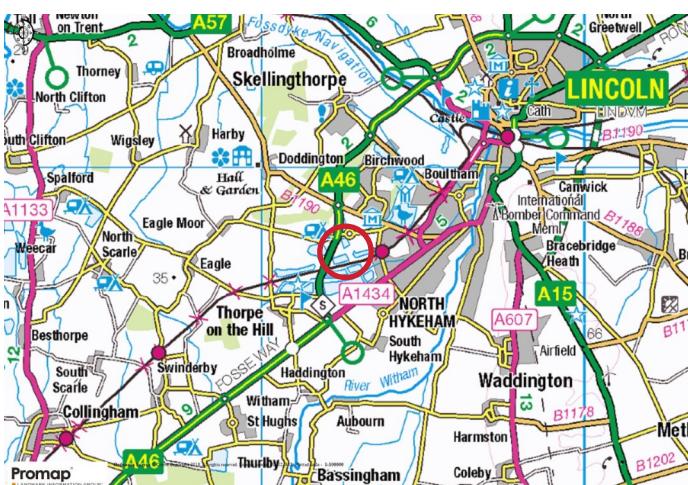
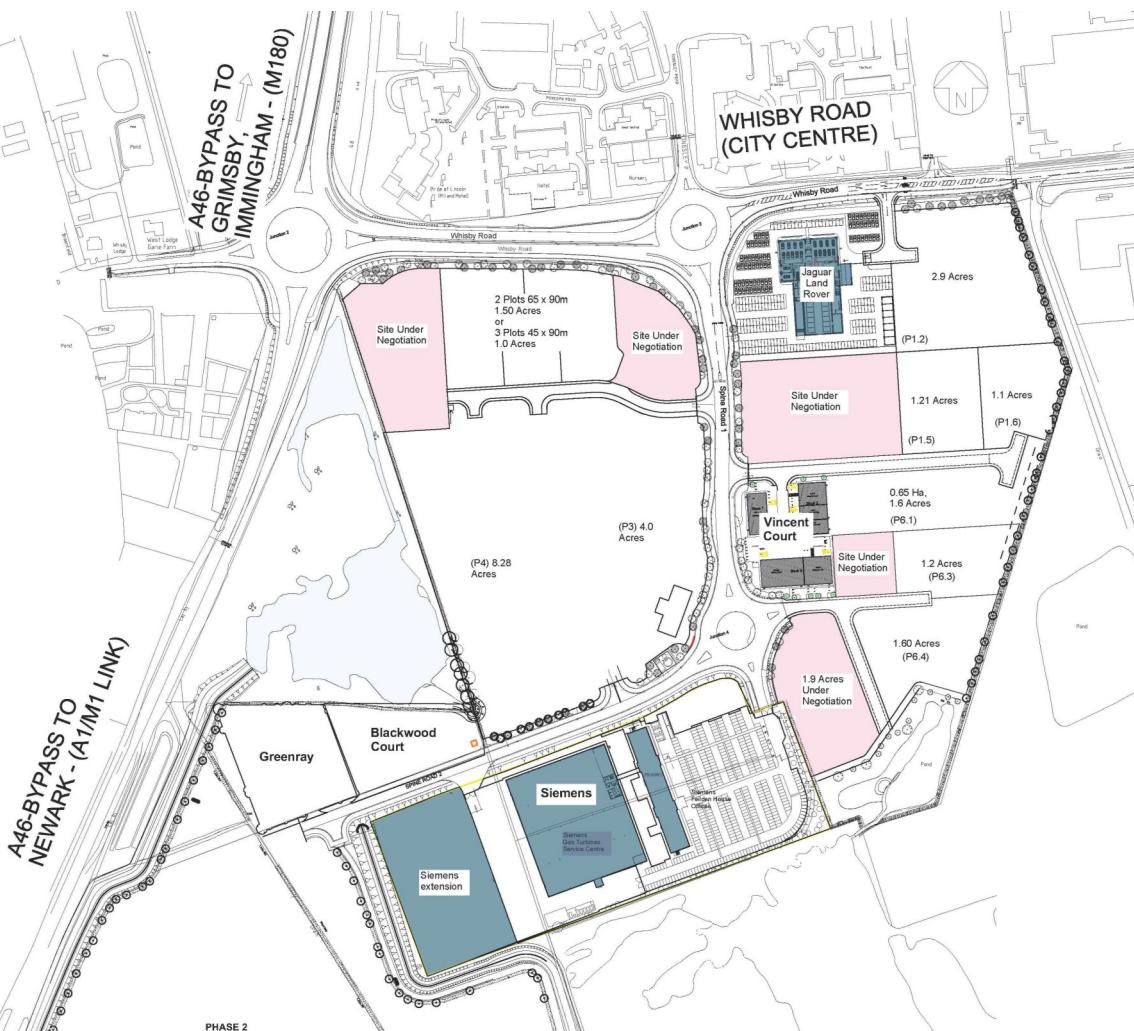
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# DESIGN & BUILD TEAL PARK



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