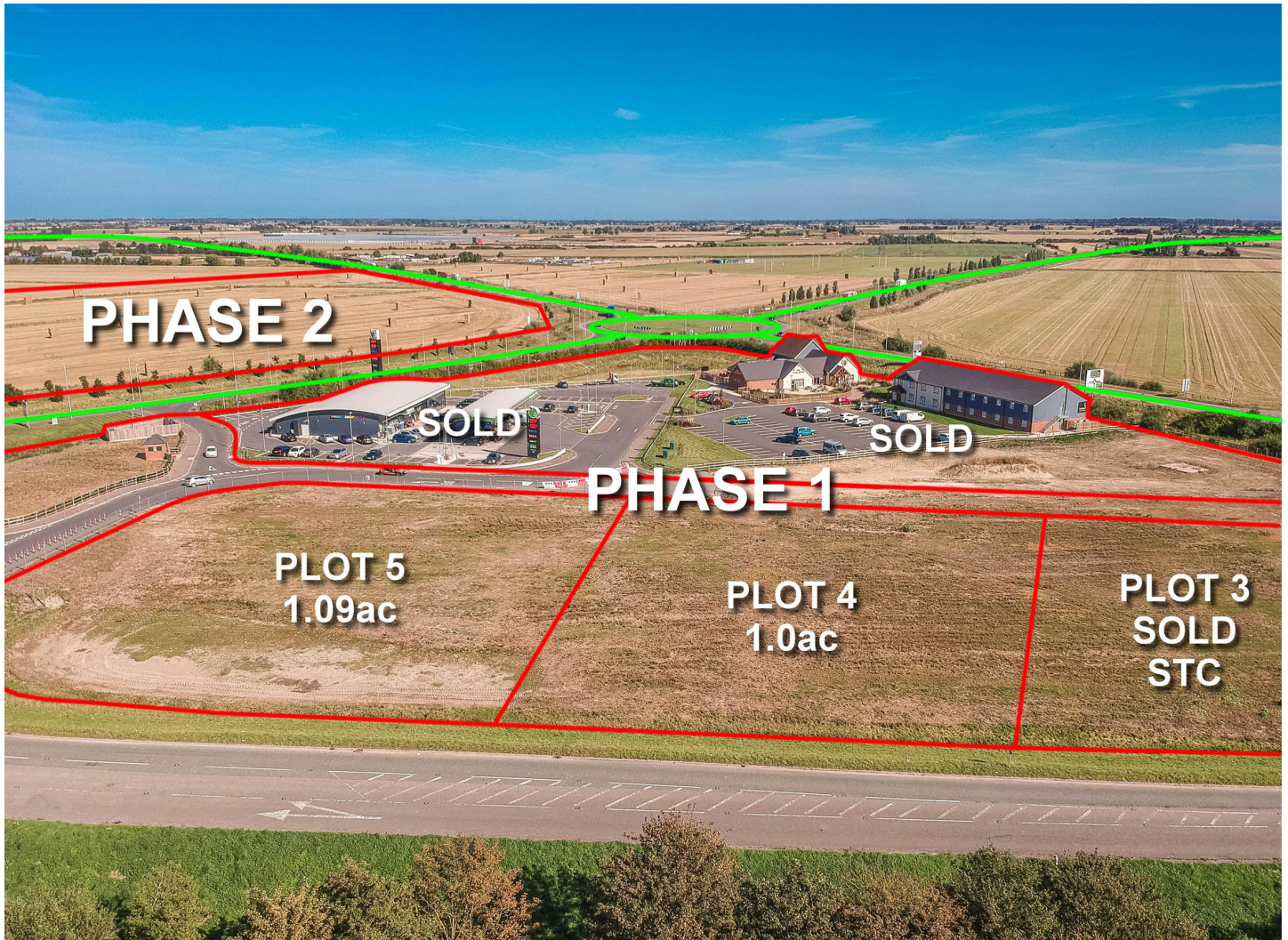


Prominent Development Land Available For Sale

51 Acre Business Park – Lincs Gateway

Phase 1 – Last 2 Plots Remaining

Lincs Gateway | Spalding | Lincolnshire | PE12 6AD



- Prominent Gateway Development Land
- 51 Acre Business Park Available for Leisure and B1, B2, B8 Uses
- Users Including Marston's, Costa Coffee, Subway, Greggs, Applegreen Service Station, Ashwood Homes and Davis Worldwide
- Plots Available Immediately from 0.5acres
- Located on the A16 at the Entrance to the County from Cambridgeshire

Location...

Strategically located from the entrance to the county from the south, Lincs Gateway is a new 51 acre, 20.74 hectare business park suitable for a variety of different uses including leisure, B1 office, B8 warehousing and B2 industrial uses.

The park provides strategic employment land benefitting from major infrastructure improvements, located on the intersection between the improved A16 trunk road and the Spalding relief road.

The immediate catchment area provides a highly skilled workforce and businesses are encouraged to look at the site on the basis of individual plot sales.

In addition to the business uses, parts of the site are allocated for leisure use with land available for hotel, public house with conferencing facilities and petrol filling station.

It is envisaged that Landmark Architecture will be created at the southern end of the park close to the main intersection with the A16 trunk road and the Spalding relief road.



Timing...

The infrastructure of Phase 1 is completed with the last two remaining plots available immediately. Phase 2 will follow in the short term with ground anticipated to be broken Q2 2020.

Services...

Serviced plots will be available subject to contract and subject to planning upon completion of the infrastructure.

Legal and Professional Costs...

Each party to bear their own legal and professional costs incurred.



Area...

The historic market town of Spalding has a long rich and vibrant history relating to agricultural food production and the flower business.

The town boasts high standards of living with an excellent school offering, strong and vibrant market place and is well located, being on the A16 trunk road with the A1 approximately 20 miles to the west, the A17 connecting the East Midlands with East Anglia approximately 10 miles to the north and Peterborough approximately 15 miles to the south.

Major companies in the area include Fowler Welch, Freshline, Bakkavor amongst others. Springfields Retail Park is approximately 1 mile to the north.

The site is located on the main entrance to the town from the A16 trunk road.

Boston is approximately 15 miles to the north and Stamford 18 miles to the west and Peterborough 17 miles to the south.


LINCS GATEWAY



Landscaping...

Lincs Gateway will aim to provide an attractive working environment. It is intended the units will be located within a sustainable landscaped business park, which is an integral part of the design.

Landscaping will follow the introduction of the roads and services which form part of the main infrastructure.

Planting will be used to soften frontages and provide some enclosure for vehicle parking, using native species where possible.

Schedule of Land Areas...

Phase 1

Plot 1	0.99 acres	Sold	
Plot 1a	0.41 acres	Sold	
Plot 2	1.3 acres	Sold	
Plot 3	1.0 acres	Sold STC	POA
Plot 4	1.0 acres	Available	POA
Plot 5	1.09 acres	Available	
Plot 6	Public House	Sold	

Phase 2

An indicative master plan has been drawn up for Phase 2 and the infrastructure has not yet been completed. Land will be available in lot sizes from 0.5 acres to over 30 acres.

The plan shows a variety of alternative uses including Landmark Offices, B1, B2 and B8 use. All uses will be considered, please contact the sole selling agent for further details.



ASHLEY KING
DEVELOPMENTS



Further Information...

Please contact the Sole Selling Agent:
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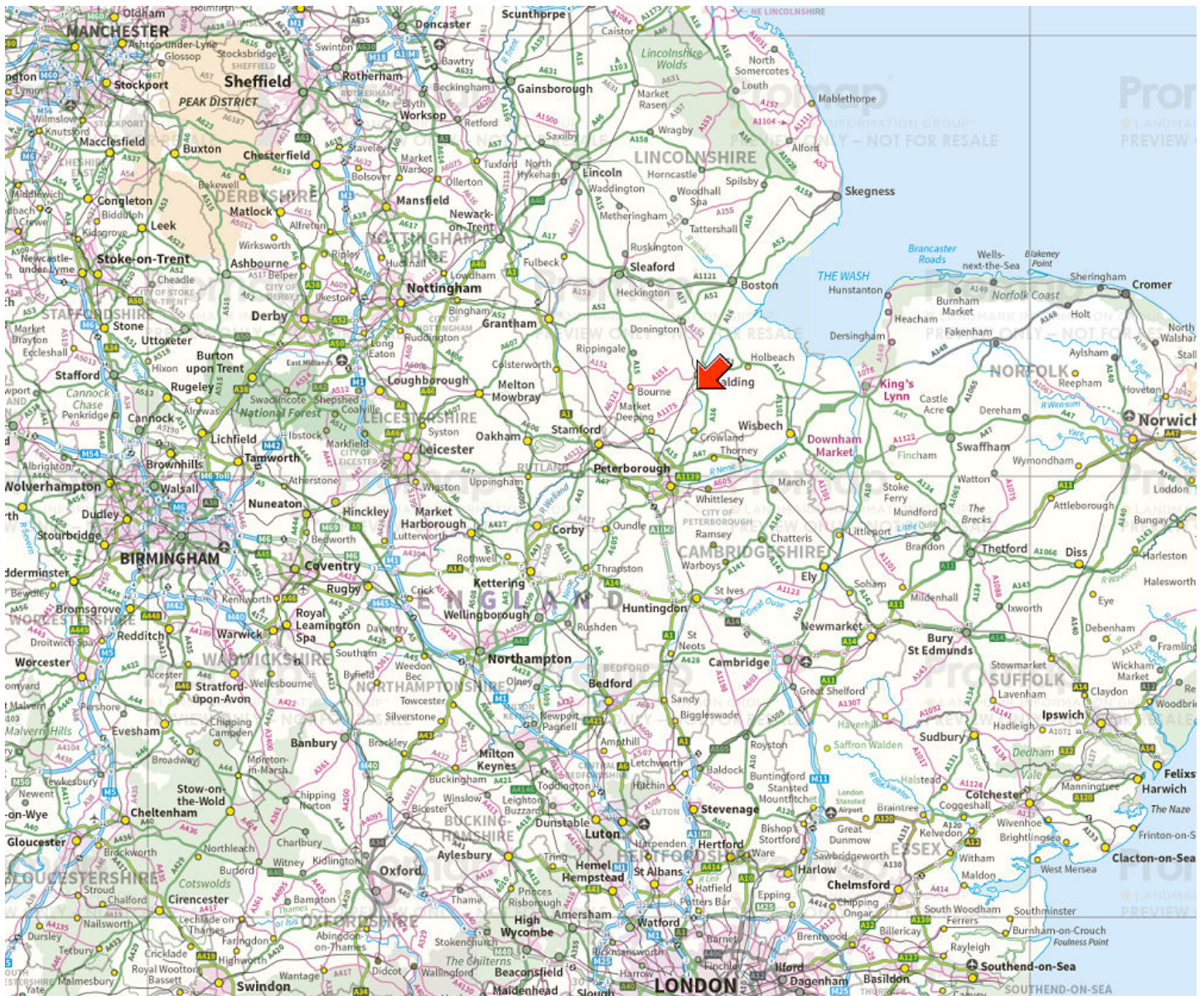
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LINCS GATEWAY



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