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# Swinderby Lincolnshire

Lincoln, GB

Building Size: 186,212 SF | 59,624 SF of Logistics Space Available

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Lincoln, GB

Building Size: 186,212 SF | Building Availability: 59,624 SF

## Building Specifications

- Logistics space available
- 186,212 SF total building size
- 59,624 SF available size
- 20,239 SF – 59,624 SF Available
- 10.7 acre site
- 8 m clear height
- Built in 2007
- 30 kN/SM floor load

## Additional Information

Unit 2 & 3:

- Total Surface (LFA): 39,385 SF
- Including Warehouse: 31,525 SF
- Office Space Total: 7,860 SF
- Ground Floor Office Space: 4,433 SF
- First Floor Office Space: 3,427 SF

Unit 4:

- Total Surface (LFA): 20,239 SF
- Including Warehouse: 17,675 SF
- Office Space Total: 2,564 SF
- Ground Floor Office Space: 2,564 SF

### Property Information:

- Swinderby Industrial Estate consists of five modern industrial units with ancillary office accommodation
- There are three standalone and two adjoining units providing a total accommodation of 186,212 SF on a 10.7 acre site
- Units comprise of steel portal frame construction with a steel portal frame with ground bearing concrete floor slabs, cast in bays with a power floated finish
- There is a generous yard and car parking attached to each unit





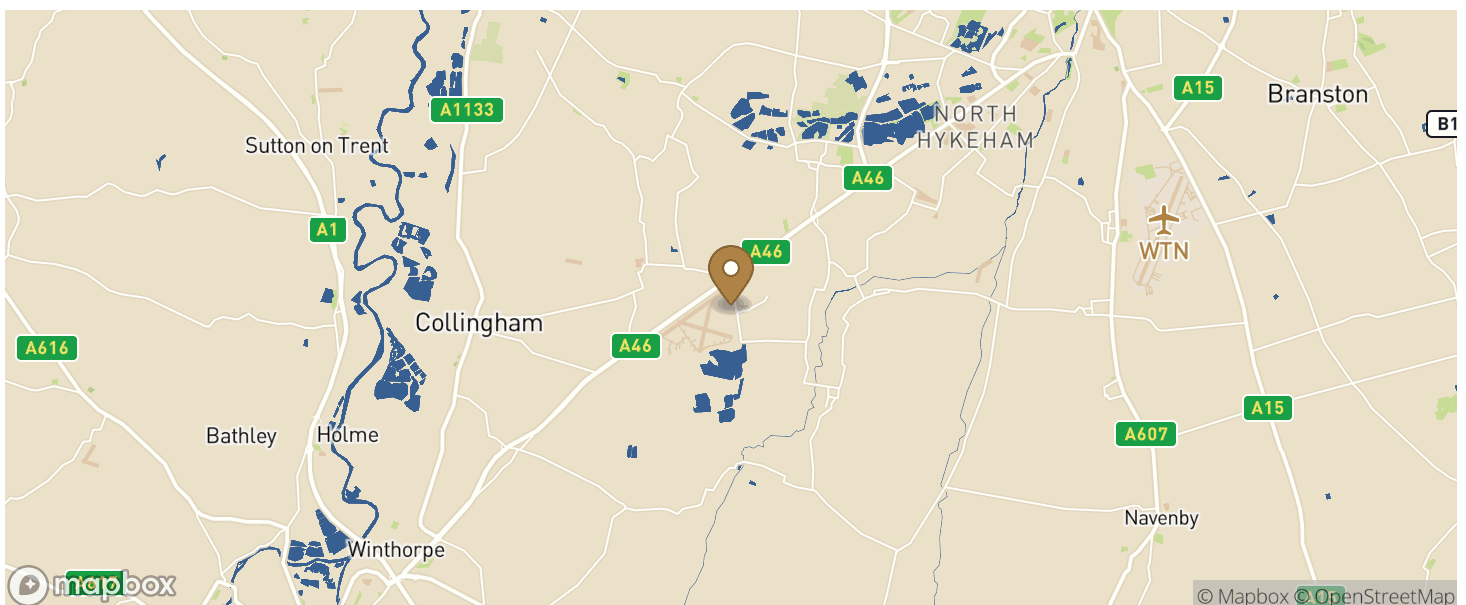
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## Location



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## Location Commentary

- Swinderby Industrial Estate is located adjacent to the south of the A 46 motorway between Newark on Trent and Lincoln
- The estate provides easy access to the A 1 and M 1 motorway systems
- Newark on Trent and Lincoln are key commercial centres for the East Midlands and provide a ready workforce with excellent transport links

## Access

| CITY                    | POPULATION | MILES | DRIVE TIME |
|-------------------------|------------|-------|------------|
| Leeds                   | 789,194    | 33    | 0 h 39 m   |
| Birmingham              | 1,137,100  | 89    | 1 h 40 m   |
| London                  | 8,908,081  | 165   | 3 h 23 m   |
| Brussels-Capital Region | 1,218,255  | 404   | 7 h 19 m   |
| Paris                   | 2,165,423  | 460   | 8 h 15 m   |
| Amsterdam               | 860,124    | 516   | 9 h 15 m   |

## Transportation

### Transit

|                      |             |           |
|----------------------|-------------|-----------|
| Bus, Europa Link EL2 | 34 min walk | 1.7 miles |
|----------------------|-------------|-----------|

### Railway Station

|                                   |              |         |
|-----------------------------------|--------------|---------|
| Newark North Gate railway station | 14 min drive | 8 miles |
|-----------------------------------|--------------|---------|

### Airport

|                       |              |          |
|-----------------------|--------------|----------|
| East Midlands Airport | 60 min drive | 40 miles |
| Birmingham            | 87 min drive | 76 miles |

### Seaport

|                 |              |          |
|-----------------|--------------|----------|
| Immingham Docks | 68 min drive | 50 miles |
| Grimsby Docks   | 68 min drive | 53 miles |

### Motorway

|    |              |         |
|----|--------------|---------|
| A1 | 12 min drive | 9 miles |
|----|--------------|---------|

### City

|         |              |         |
|---------|--------------|---------|
| Lincoln | 20 min drive | 9 miles |
| Newark  | 16 min drive | 9 miles |