

# LEAFBRIDGE



## OVERVIEW

Leafbridge is a 44 acre development situated to the South West of Lincoln, just one mile from the Lincoln Bypass and seven miles from Lincoln City Centre.

The site is located within Lincoln's prime commercial district and provides direct links to the transport network via North Hykeham railway station and the Access Lincoln Transport Hub at the front of the site.

The development offers the opportunity for freehold and leasehold offices, commercial buildings, and light/heavy industrial units. Design & Build requirements can also be accommodated throughout the site.

## OPPORTUNITY

A fantastic opportunity to invest in design and build office/light industrial/logistics and potential trade counter units on a well located new business park. High demand for this location has already been identified with a number of local/regional/national operators expressing interest in leasing space.



## PROJECT PROMOTERS

Stirlin Developments, Pygott & Crone

## SCALE

44 acre development site with planning permission for 300,000 sqft (28,000 sqm) of commercial space

## SECTOR

Commercial (offices, research and development, light industry, storage and distribution units)

## LOCATION

North Hykeham, Lincoln, LN6 9AT

## INVESTMENT TYPE

Freehold and Leasehold

## PROGRAMME

Construction to commence Winter 2018

## PLANNING STATUS

Outline planning granted October 2017, detailed planning application to be submitted Spring 2018

## WEBSITE

[www.stirlin.com](http://www.stirlin.com)

[www.leafbridge.co.uk](http://www.leafbridge.co.uk)


[www.pygott-crone.com](http://www.pygott-crone.com)



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