

PHASE ONE



**SLEAFORD
MOOR**
ENTERPRISE PARK



UNLOCKING NEW OPPORTUNITIES IN NORTH KESTEVEN

NEW BUSINESS UNITS WITH ECO-CONSCIOUS FEATURES
COMPLETION OF PLOTS 1&3 SCHEDULED FOR AUTUMN 2023

SITE DEVELOPMENT

Infrastructure works and the construction of the first phase of units commenced in 2022 and good progress is being made, with a variety of units to be made available for leasehold from 2023 ranging in size and use (B2, B8 and E(g) use classes).

Eco-conscious measures including a substantial landscaping scheme incorporating native species, self-watering planting areas and habitat for birds, bats and invertebrates support the Council's aims to look after the local environment and, together with businesses and communities, help North Kesteven become carbon neutral by 2030.

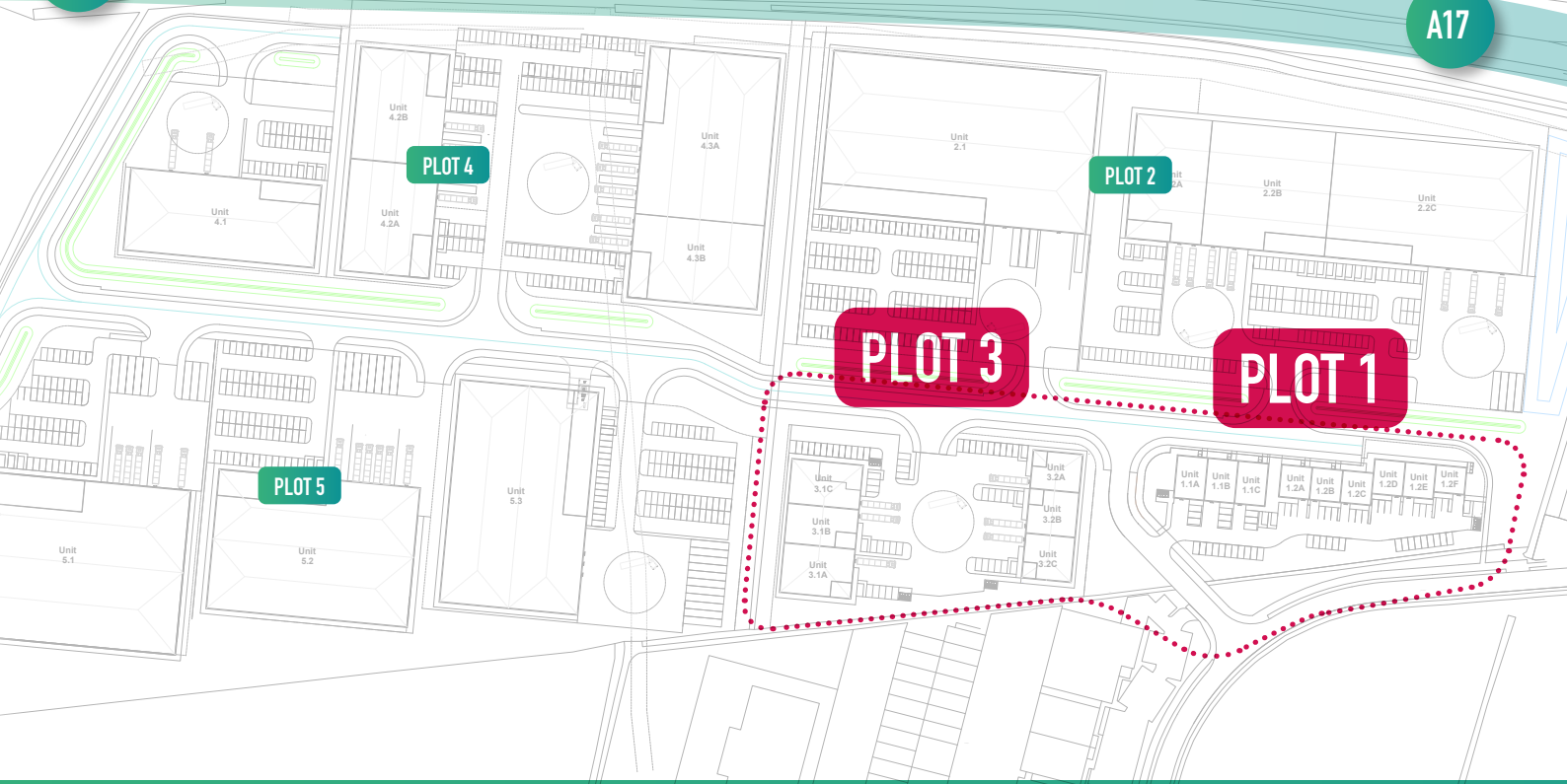


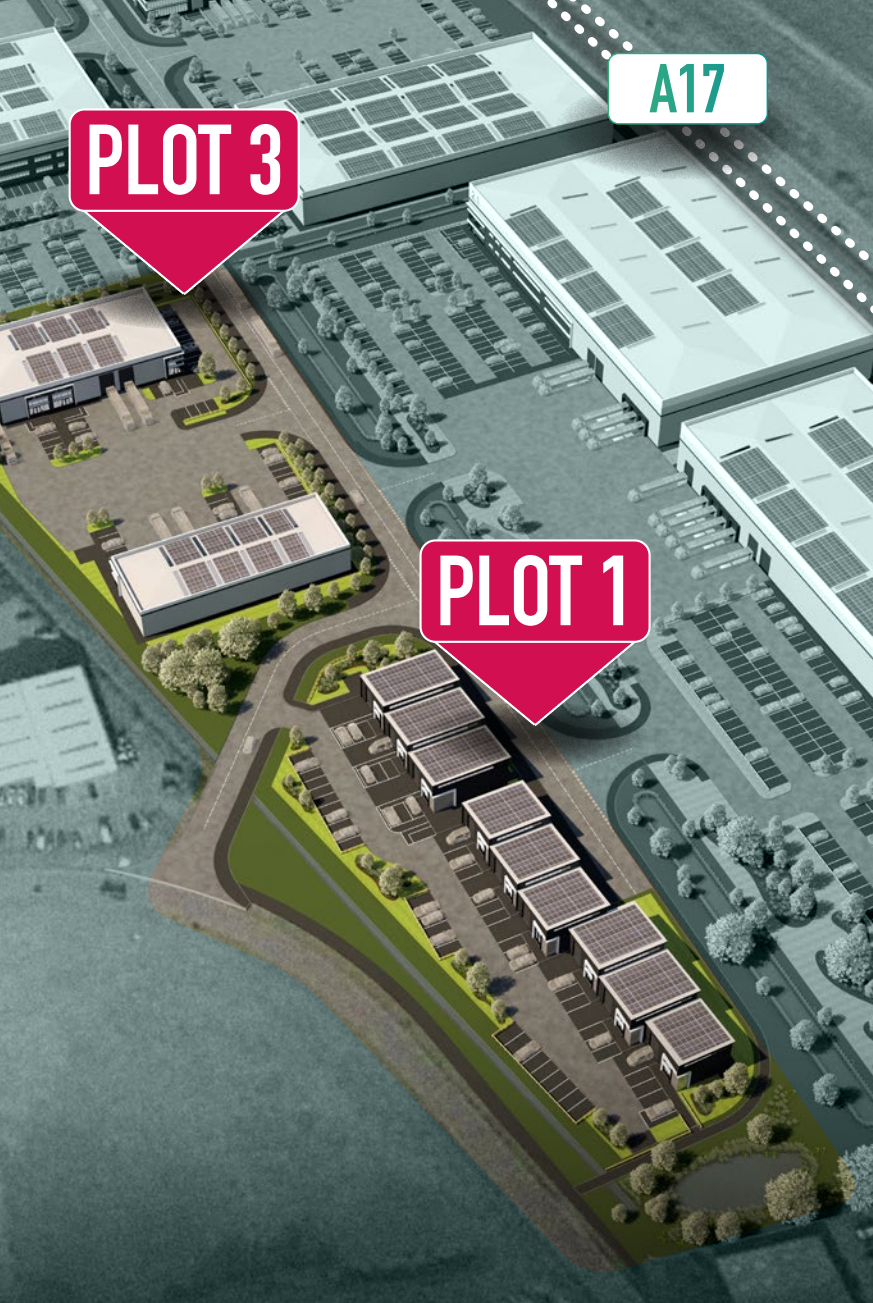
- The site benefits from the strategic east to west access the A17 gives across Lincolnshire and its connections with the A1 and east coast ports. It's also easily accessible by bus, cycle and on foot including new pathways to accommodate this as sustainable travel choices.
- Sleaford Moor Enterprise Park will be an extension to the already established industrial area, which includes the popular Sleaford Enterprise Park. This major employment area includes occupiers such as: SHD Composites, Sleaford Quality Foods, Bailey Trailers, and Cope Seeds.



A17

A17





FEATURES OF UNITS

PLOTS 1 & 3

Plot one consists of nine units ranging from 1,292 sq ft to 2,034 sq ft, ideally suited to start-up and small businesses.

Plot three consists of six slightly larger grow-on units ranging from 3,003 sq ft to 5,102 sq ft.

All units benefit from solar panels, electric vehicle charging points and extra efficient insulation.

Within this part of the site there will be an eye catching living green wall sign, bicycle storage and high quality landscaping.

This first phase of development commenced in 2022 and is scheduled for completion in autumn 2023.

QUOTING TERMS

Please refer to the availability schedule for quoting terms on the units. Our agent, Banks Long & Co can be contacted to discuss further.

All units will include aluminium framed curtain walling & windows, powder coated to a standard RAL colour, triple glazing. Main and roller shutter doors (aluminium powder coated, triple glazed, electrically operated roller shutter).

AVAILABLE UNITS

The following units will be built as **Phase 1** of Sleaford Moor Enterprise Park:

PLOT 1 - 1.38 ACRES (0.56 HECTARES)

| | | | |
|----------------------|------------------------------------|-------------------------------|------------------------|
| Unit 1.1A | Total GIA - 2,034 sq ft | (189m²) | UNDER OFFER |
| Unit 1.1B | Total GIA - 2,066 sq ft | (192m²) | UNDER OFFER |
| Unit 1.1C | Total GIA - 2,045 sq ft | (190m ²) | AVAILABLE |
| Unit 1.2A | Total GIA - 1,560 sq ft | (145m ²) | AVAILABLE |
| Unit 1.2B | Total GIA - 1,571 sq ft | (146m ²) | AVAILABLE |
| Unit 1.2C | Total GIA - 1,560 sq ft | (145m ²) | AVAILABLE |
| Unit 1.2D | Total GIA - 1,658 sq ft | (154m ²) | AVAILABLE |
| Unit 1.2E | Total GIA - 1,679 sq ft | (156m ²) | AVAILABLE |
| Unit 1.2F | Total GIA - 1,313 sq ft | (122m ²) | AVAILABLE |

PLOT 3 - 2.07 ACRES (0.84 HECTARES)

| | | | |
|----------------------|------------------------------------|-------------------------------|------------------------|
| Unit 3.1A | Total GIA - 5,123 sq ft | (476m²) | UNDER OFFER |
| Unit 3.1B | Total GIA - 5,123 sq ft | (476m²) | UNDER OFFER |
| Unit 3.1C | Total GIA - 5,123 sq ft | (476m²) | UNDER OFFER |
| Unit 3.2A | Total GIA - 3,369 sq ft | (313m²) | UNDER OFFER |
| Unit 3.2B | Total GIA - 3,369 sq ft | (313m²) | UNDER OFFER |
| Unit 3.2C | Total GIA - 3,369 sq ft | (313m²) | UNDER OFFER |

NORTH KESTEVEN IS A LARGE, DIVERSE AREA STRETCHING FROM THE LINCOLN FRINGE INTO RURAL LINCOLNSHIRE.

It covers an area of 356 square miles and a population of almost 116,000. There are low unemployment rates and good skills levels.

Its principal sectors include food and agriculture, engineering, tourism and construction.

The District contains the thriving town of Sleaford with its strong mix of businesses, from manufacturing and engineering to hospitality and tourism, good connectivity by road and rail and a town centre with a long tradition of independent retailers.

North Kesteven also boasts the busy town of North Hykeham near Lincoln, home to city workers and large employers, as well as many villages around the city.

Sleaford Moor Enterprise Park is one of a number of investments in the local economy – find out more at www.businessnk.co.uk



ABOUT US

North Kesteven District Council is a forward-thinking local authority with a plan to invest in, develop and enrich its District of flourishing communities. The authority provides a strong package of support for the local economy including high quality business units and BusinessNK - its economic development arm with an expert team. This team will assist throughout the build and tenancy process at Sleaford Moor Enterprise Park.

WITH THE COUNCIL AS LANDLORD, THE DISTRICT AND ALL ITS LOCAL COMMUNITIES BENEFIT.

To get in touch or register your interest today, contact Eddisons inc. Banks Long & Co by calling Cameron McRae on **07857 457470** or email cameron.mcrae@bankslong.com



BUSINESS NK

Eddisons Incorporating Banks Long & Co