



prestigious office development in a unique Marina setting

From 2,659 sq.ft. (247.02 sq.m.) - 16,550 sq.ft. (1,537.48 sq.m.)

Burton Waters Business Park

LINCOLN, LN1 2GG

Burton Waters

Business Park, Lincoln

- › High profile development suitable for single or multiple occupiers
- › Excellent location outside of Lincoln
- › Marina views
- › Good on-site parking ratio
- › High quality building specifications
- › Good EPC rating
- › DDA compliant

Burton Waters Marina Development,
Lincoln, LN1 2GG



A PRESTIGIOUS OFFICE DEVELOPMENT

Endeavour House and Marine Studios form part of the exclusive waterside Burton Waters Business Park with panoramic views of the existing active marina, leisure promenade and residential development.

On-site facilities include a health club, restaurant, public house, retail shops, 24hr security and a large allocation of free visitor parking.

Burton Waters is ideally positioned on the main A57 (Lincoln to Worksop) route less than 5 miles outside of Lincoln city centre.

The historic city of Lincoln is a charming mix of heritage and modern city atmosphere with an impressive list of places to visit, see and experience - a perfect partner for modern business culture.

Burton Waters has excellent transport links to the A15, M18 and A1 and the development is only a few minutes drive away from the A46 (Lincoln bypass) giving access to Newark and the London railway network.



● York

Hull

● Lincoln

● Nottingham

● Leicester

Norwich ●



THE QUAYS
Retail and residential
property



Marine Studios

1

2

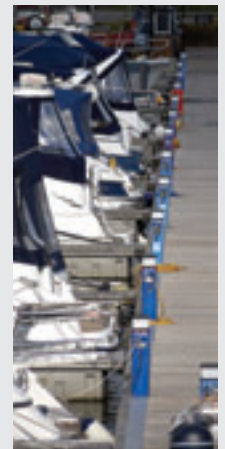


Unique surroundings

Burton Waters marina development is fast becoming one of the most sought after locations in Lincolnshire.

An impressive boat-lined marina promenade, on-site dining, shopping and David Lloyd leisure club plus 24 hour security cover are all unique benefits of this exclusive development:

- › 24 hour site security
- › Ample parking
- › Residential property
- › Marina boat yard
- › David Lloyd Leisure Club
- › Woodcock's family pub
- › Business park
- › Park land
- › Recreational walkways
- › Marina side Promenade with:
 - Oriental restaurant
 - Bistro café
 - Hair salon
 - Beautician
 - Convenience store





Endeavour House

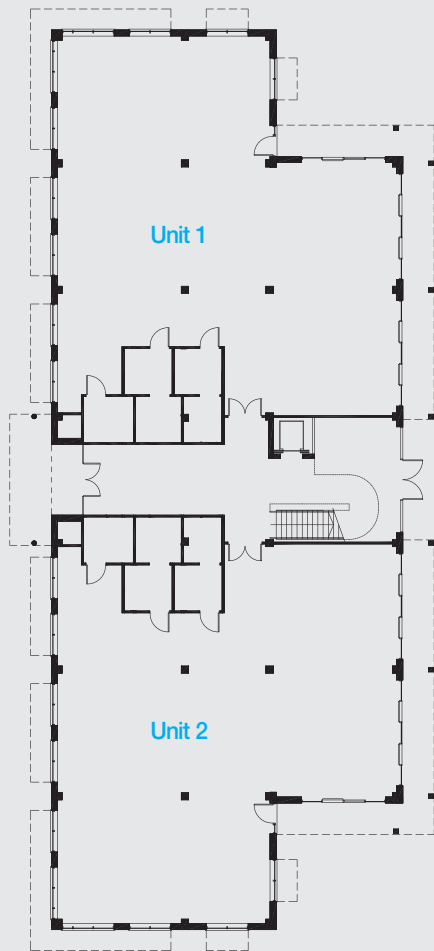
office development

These premises are to be developed to a high standard with Grade A specification.

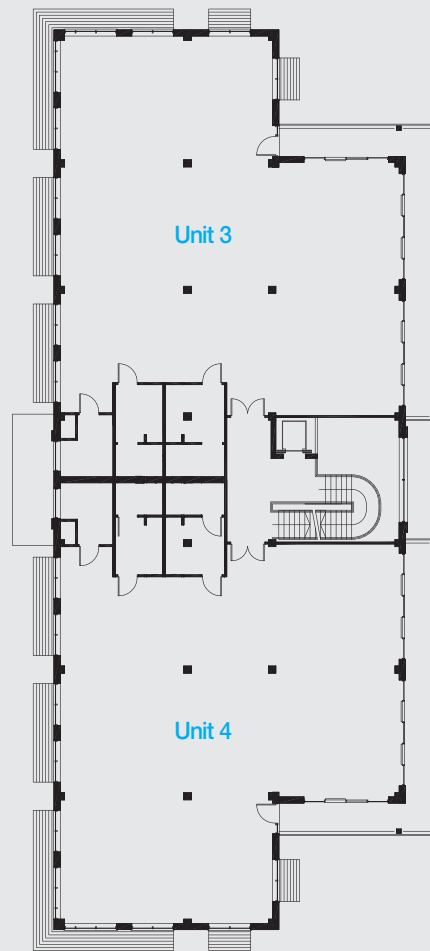
The accommodation of the building has the flexibility to be occupied as a whole or split into individual units.

- › Good on-site parking ratio
- › Full lift access
- › Air conditioning / climate control
- › Raised flooring / perimeter trunking
- › Good EPC rating
- › DDA compliant

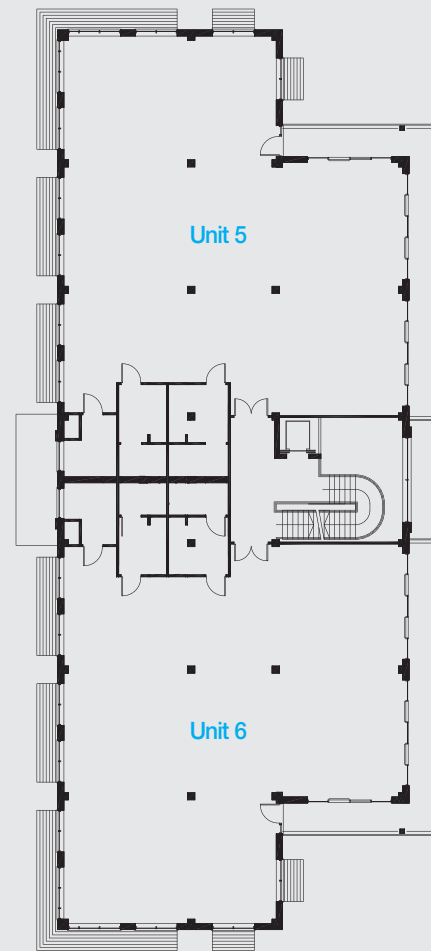
Endeavour House



Ground Floor



First Floor



Second Floor

Lease terms

New full repairing and insuring leases are available or alternatively purchases are available of a 999 year lease.

Prices and rents are available upon request.

Accommodation

Ground Floor	sq. ft.	sq. m.
Unit 1	2,659	247.02
Unit 2	2,659	247.02
First Floor	sq. ft.	sq. m.
Unit 3	2,808	260.86
Unit 4	2,808	260.86
Second Floor	sq. ft.	sq. m.
Unit 5	2,808	260.86
Unit 6	2,808	260.86
Total	16,550	1,537.48

These areas are based on net internal measurements in accordance with the RICS code of measuring practice.



IMPORTANT NOTICE

All particulars are for illustration only. We operate a policy of continuous product development so individual features and elevational treatments may vary from time to time. Consequently these particulars should be treated as general guidance only and cannot be relied upon as accurately describing any of the Specified Matters prescribed by an Order made under the Property Misdescription Act 1991. Nor do they constitute a contract, part of a contract or warranty. All floor dimensions are to be used as a guide and are subject to change.



Marine Studios

office development

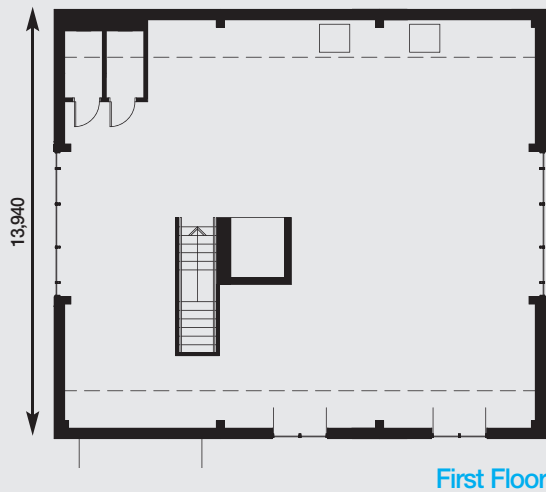
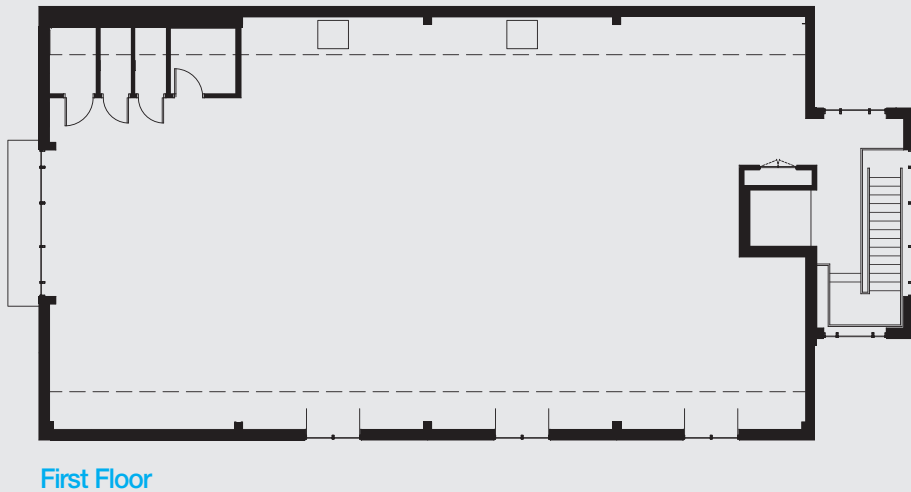
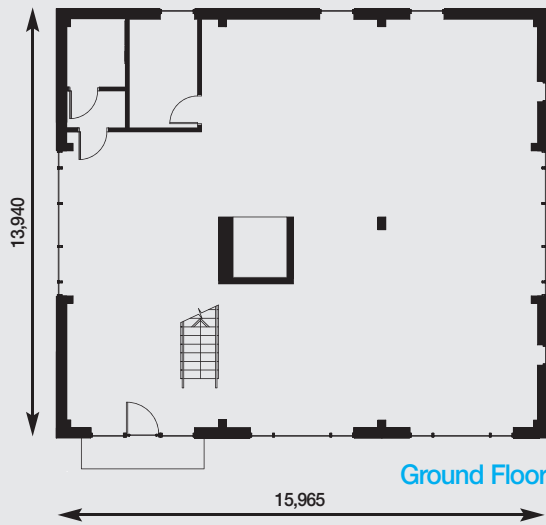
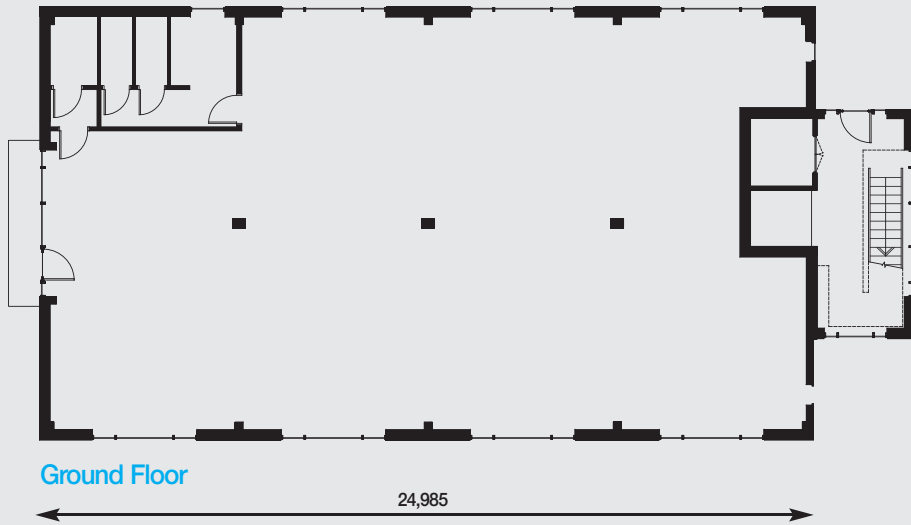
These premises are to be developed to a high standard with Grade A specification.

The accommodation of the building has the flexibility to be occupied as a whole or split on a floor by floor basis.

- › Good on-site parking ratio
- › Full lift access
- › Air conditioning / climate control
- › Perimeter trunking
- › Good EPC rating
- › DDA compliant

Studio 1

Studio 2



Lease terms

New full repairing and insuring leases are available or alternatively purchases are available of a 999 year lease.

Prices and rents are available upon request.

Accommodation

Studio 1	sq. ft.	sq. m.
Ground Floor	3,077	285.81
First Floor	3,232	300.30
Total	6,309	586.11

Studio 2	sq. ft.	sq. m.
Ground Floor	2,065	191.88
First Floor	1,922	178.60
Total	3,987	370.48

These areas are based on net internal measurements in accordance with the RICS code of measuring practice.

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AGENT



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DEVELOPER

