

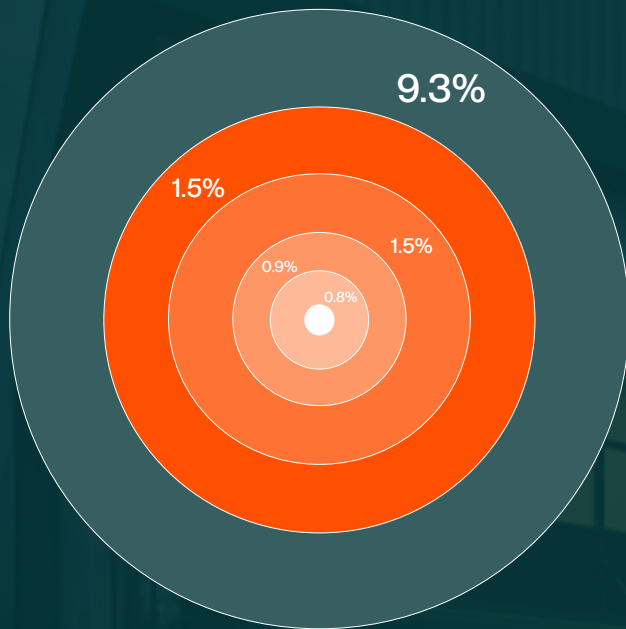
# WHY CHOOSE



# INDURENT

PARK LINCOLN

How much more expensive are other locations compared to Lincoln?



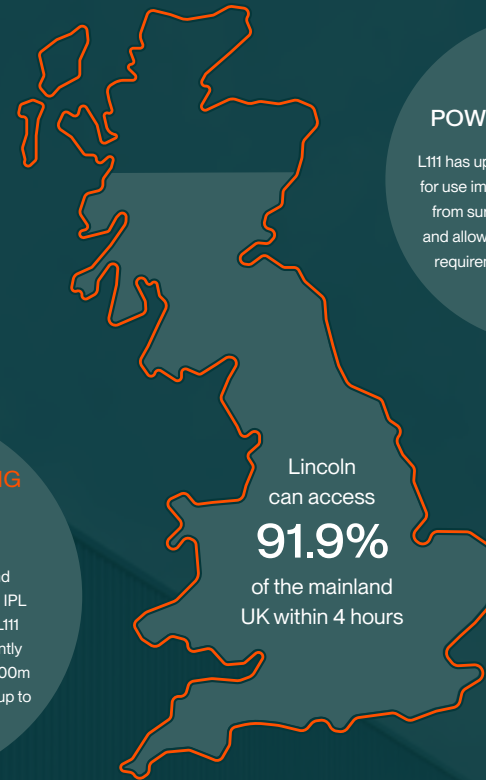
- Peterborough
- Nottingham
- Worksop
- Mansfield
- Doncaster
- Indurent Park Lincoln

## GEOGRAPHICAL ACCESSIBILITY:

Indurent Park Lincoln's location means that 91.9% of the mainland UK can be accessed within a 4 hours drive. The road network allows for direct access to surrounding cities such as Nottingham, Sheffield and Peterborough as well as to the A1.

## MAJOR SURROUNDING INFRASTRUCTURE PROJECTS:

There are a number of ongoing and future infrastructure projects around IPL that will improve connectivity from L11 to surrounding ports and subsequently reduce travel times. This includes £500m improvements to the A46, leading to up to 30% reduction in journey times.

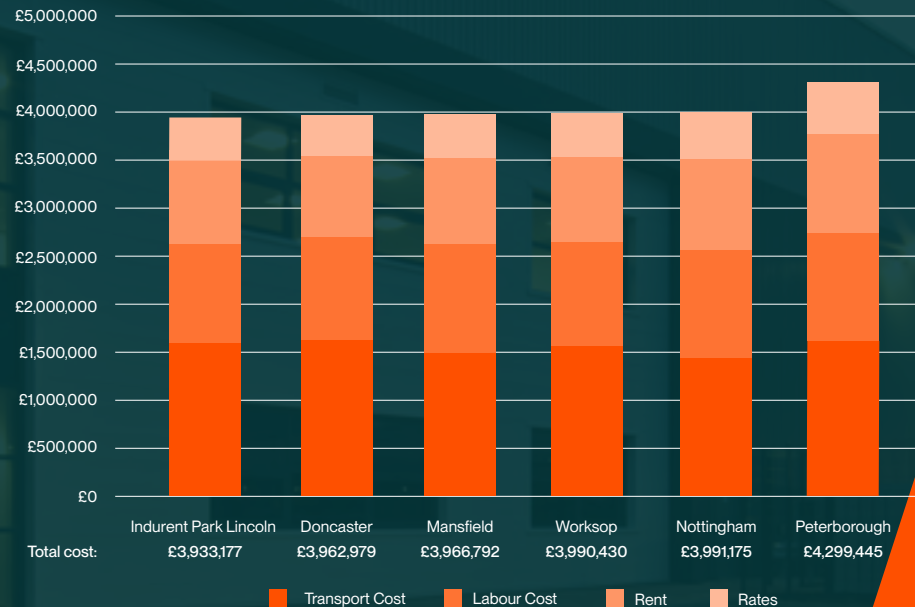


## LARGE POWER AVAILABILITY

L11 has up to 4 MVA secured and ready for use immediately. This sets L11 apart from surrounding units in the region and allows customers with high power requirements to find a suitable unit.

## SUPPORTIVE COUNTY AND DISTRICT COUNCILS:

Indurent Park Lincoln is endorsed by supporting County and District Councils that is keen to attract occupiers with competitive business rates lower than surrounding locations. Additionally, Team Lincolnshire, the inward investment branch of the Council, actively seeks to work with occupiers and support them where possible.



Average cost saving of **£108,987** compared to competing locations



Average labour savings of **£67,363** compared with competing locations