

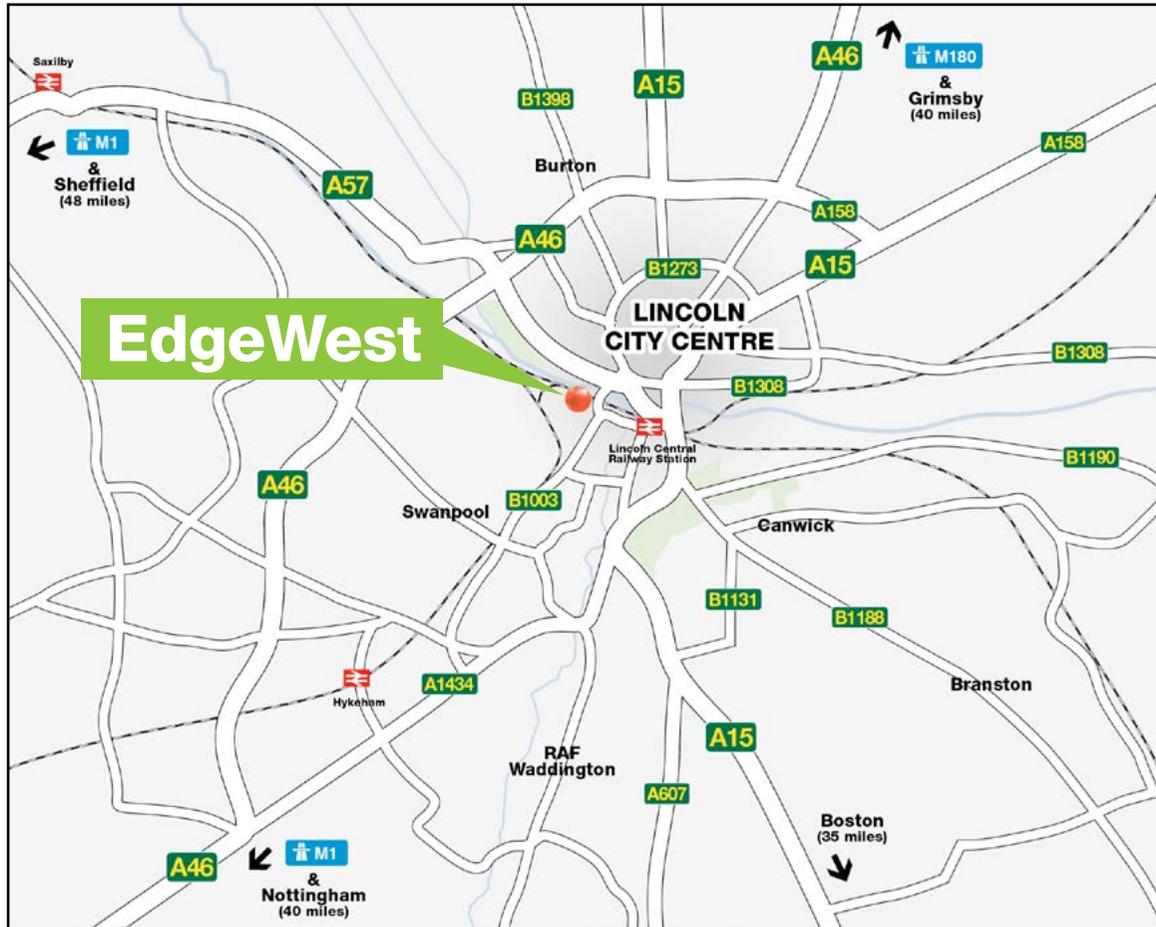
Phase 3 EdgeWest

Lincoln



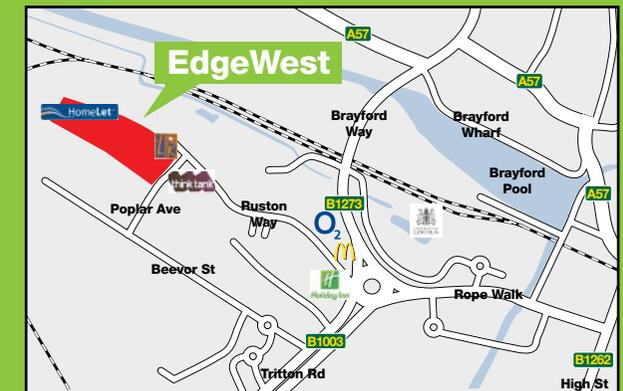
Photographs illustrate Phase 2 and other Westleigh developments

**New Build Offices
FOR SALE/TO LET**



Location

EdgeWest is located on the western edge of Lincoln City Centre and offers the benefits of an out of town office park such as easy access and ample parking yet combines this with the convenience of being a few minutes walk into the City itself. Located on Ruston Way, which in turn leads to The Ropewalk, the City Centre lies within a few minutes pleasant walk along Brayford Pool with a waterfront atmosphere including private boat moorings alongside bars and cafés.



Travel distances from **EdgeWest**:

- Newark 17 miles (30 mins)
- Grantham 25 miles (45 mins)
- Boston 35 miles (55 mins)
- Grimsby 40 miles (1 hour)
- Nottingham 40 miles (1 hour)
- Doncaster 40 miles (1 hour)
- Hull 48 miles (1 hour 10 mins)
- Sheffield 48 miles (1 hour 10 mins)

Description

The master plan site layout provides for individual self contained offices ranging in size from 2,200 sq ft (204 sq m). In standard form these may be combined to create a larger footprint. The buildings have been laid out to maximise parking whilst retaining a pleasant green setting with landscaping to the site boundaries.

Completed offices are finished ready to occupy with a choice of flooring included. An occupier may decide to keep the interior space open or look to work with interior design consultants to set out private offices, meeting rooms and creative space through the use of contemporary glass office partitions and imaginative ambient and task lighting. Alternatives to flooring, sanitary ware, decoration and specification can also be provided.

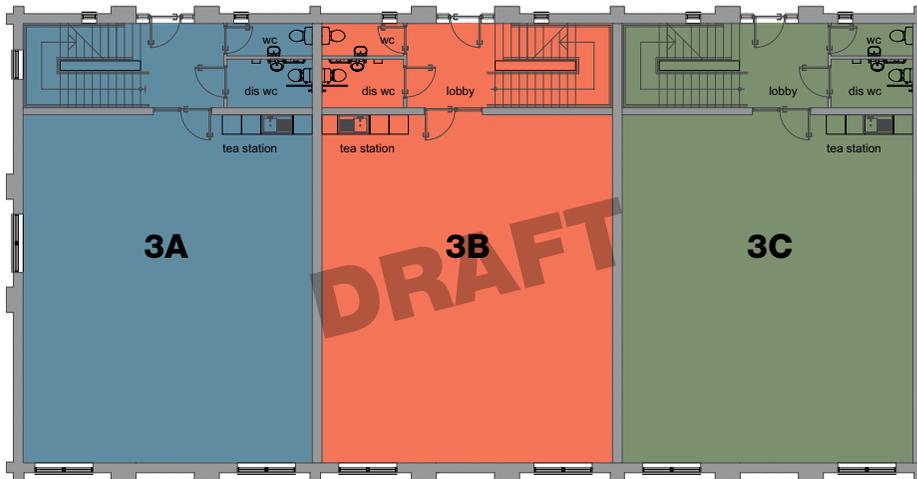


Features

- Dedicated vehicle parking spaces for each unit
- Suspended ceilings with energy efficient lighting
- Carpeted floors - choice of colours and finishes available
- Comfort cooling/heating via energy efficient air source heat pumps
- Contemporary male, female and disabled WC's with water saving dual flush system and taps
- Teapoint with stainless steel sink and integrated fridge
- Covered secure cycle stands
- Sustainably sourced oak finish internal doors and skirtings
- Fire protection system
- Stainless steel finish balustrade to stairways
- Designed to combine with adjoining offices to increase total area
- Three compartment skirting trunking



FIRST FLOOR

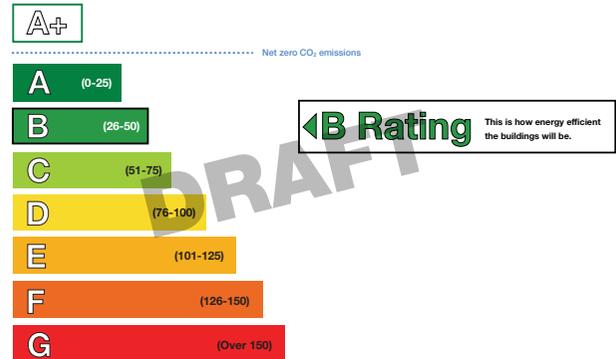


GROUND FLOOR

Schedule of office sizes (NIA)	TOTAL AREAS		PARKING SPACES
3A	2,200 sq ft	(204.4 sq m)	9 car spaces
3B	2,200 sq ft	(204.4 sq m)	9 car spaces
3C	2,200 sq ft	(204.4 sq m)	9 car spaces

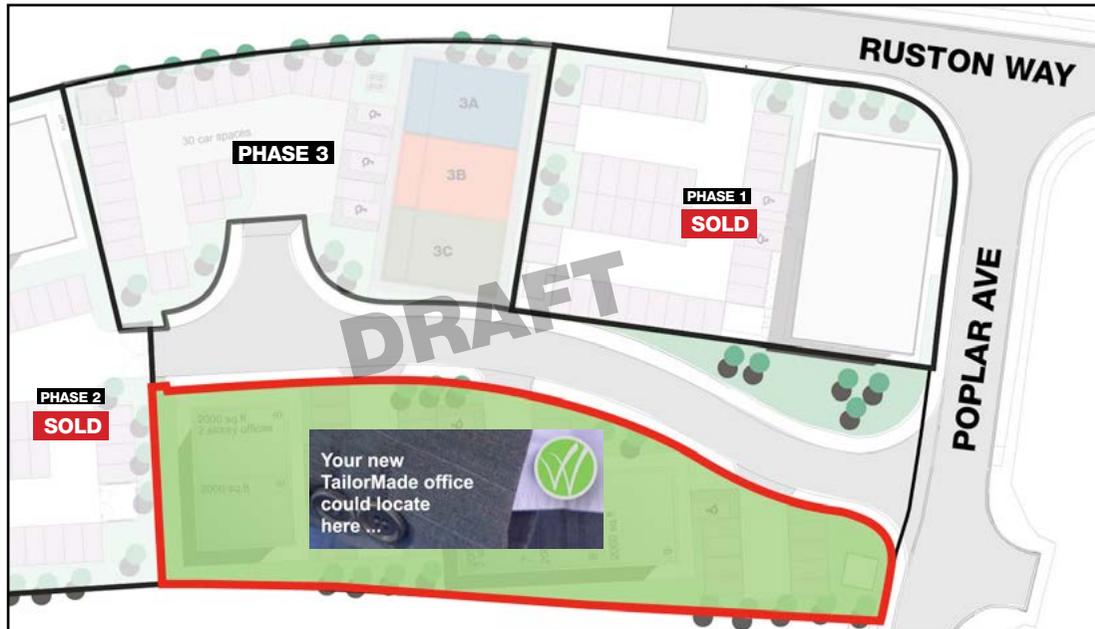
Energy Performance Asset Rating

More energy efficient - lower running costs



Less energy efficient - higher running costs





We can accommodate any requirement up to 10,000 sq ft

Future Development at **EdgeWest**

Creating your own space for your business, rather than moving into a pre-specified office design, gives you the opportunity to customise your working space to your own requirements. At Westleigh Commercial we believe flexibility is paramount to any business relationship and so we are building EdgeWest with this firmly in mind.

Much like a great suit, tailor made or off the peg, it should perfectly fit its owner, right down to the finest of details. At Westleigh, our aim is to do just that for you and your business, no matter how you want to work.



Off the peg

The site master plan is our starting point with our off the peg units planned as standard. Each has flexibility built in so that adjoining units can easily be combined to increase the size of accommodation making them ideally suited to companies looking for future expansion. Through years of experience we have created and developed the ideal office, business unit and work space which maximises the available space to its full potential yet remains flexible to suit the individual needs of your business.



Tailor Made

Exactly what you want it to be. We'll work with you right from the start to create an ideal work space that suits your style and individuality. From the smallest detail to the ultimate statement. Our design team will help you through every stage of the process and build in all the features and details that will reflect your business needs exactly, using every bit of space to its full potential to a standard second to none.



Just for you

Depends on you. It could be a combination of both. Whatever you want. Our only limitation is your imagination. We'd just like to help you create an environment that's a cut above the rest and will suit you down to the ground.



Lincoln Castle

Lincoln Cathedral

A57

Carholme Rd

EdgeWest

HomeLet

Newland

CITY CENTRE

A15

Brayford Way

A57

Brayford Marina

B1273

High Street

Ruston Way

O2



Ropewalk

A57

Lincoln Central Rail

B1003

Tritton Rd

A15



Photograph illustrates Phase 2

A development by:



Westleigh Developments Ltd.
Tudorgate
Grange Business Park
Enderby Road
Whetstone
Leicester LE8 6EP

www.westleighcommercial.co.uk

For viewing and further information, please contact the sole agents:

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www.hodelk.co.uk/commercial



This brochure and description and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

Designed and produced by Tom Wells Associates 01/13.