

# CLAY LAKE

A16 SPALDING BYPASS, SPALDING, LINCOLNSHIRE, PE12 6BL

INVEST IN AGRIFOOD

ADVANCED ENGINEERING & MANUFACTURING

LOGISTICS

FREEHOLD

£7,800,000

78 ACRES (31.5 HECTARES)

## A strategically located employment site offering significant development potential.

It spans 78 acres (31.5 hectares) and is designated for industrial, warehousing, and trade counter uses. Available for freehold purchase and is serviced for industrial use; perfect for organisations with connections into logistics, manufacturing, cool chain and agrifood.

### KEY INFORMATION

- Allocated employment site.
- Constructed from the A16 trunk road providing excellent connectivity to major transport routes; approximately 15 Miles to the East of the A1 Motorway, strategically located at the entrance to Lincolnshire from Cambridgeshire.
- Services will be available on completion of the infrastructure.
- The site has implemented Planning Consent H16/0347/11 for the Development of a New Business Park (Class E (Previously B1), B1, B2 and B8 - warehouse, general industrial trade counters and roadside services).
- Proximity to a Range of Commercial Operations including extensive transport Hub Facilities.
- There is a good supply of GLAA-licensed workers for agriculture, horticulture, and manufacturing, ensuring businesses have access to a skilled and reliable workforce.

### LOCATION DETAILS

Spalding is home to the largest cluster of agrifood businesses in the UK, contributing 38% of the region's GVA. Its strategic location along the A16 corridor provides direct access to UK and global markets via Boston, Sutton Bridge, and Immingham ports. The nearby South Lincs Food Enterprise Zone supports innovation in automation, robotics, and food processing technologies, reinforcing its position as a leader in the sector.

### CONTACT AGENT

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