

WARDENTREE LANE

NORTH SIDE OF WARDENTREE LANE, PINCHBECK, SPALDING, SOUTH LINCOLNSHIRE, PE11 3UF

INVEST IN ADVANCED ENGINEERING AND MANUFACTURING

AGRIFOOD

LOGISTICS

CIRCA 21.25 ACRES (8.60 HECTARES)

The Wardentree Business Hub lies on the north side of Wardentree Lane and is the only remaining undeveloped frontage area in this locality and lies towards the northwest edge of the extensive commercial area of Spalding/Pinchbeck which has been developed over recent years. The Vendor, in collaboration with their development partner, Lindum Group Ltd., offers flexible purchasing options, including freehold land sales or turnkey construction packages, available on a freehold or leasehold basis (subject to covenant).

KEY INFORMATION

- Zoned for employment use.
- The site enjoys two existing accesses from Wardentree Lane, each exhibiting a right-hand turning land for traffic approaching from the east.
- Mains services are available in the locality.
- Proximity to a Range of Commercial Operations including extensive transport Hub Facilities.
- There is a good supply of GLAA-licensed workers in Spalding for agriculture, horticulture, and manufacturing, ensuring businesses have access to a skilled and reliable workforce.
- Other nearby users include Toolstation, Screwfix, Topps Tiles, EMG Motor Group, Worldwide Fruit, Morrisons, Guttridge, Scania, Freshline, Gist, Jewsons, Glen Farrow, Greencore and Ford & Slater.

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.

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