



Unit 1a, 1b, 6, 7, Coldham Road
Coningsby, Lincoln, Lincolnshire, LN4 4SE

£750,000

Details

- For Sale
- Extensive Industrial Property
- Workshop 1 = 687.5 sqm (7400 sqft)
- Workshop 2 = 893.9 sqm (9622 sqft)
- Office building = 204.4 sqm (2201 sqft)
- Fully fenced yard 2 gates
- 1.156 acres (0.456 ha)
- CEPCs of B & D
- Possible Split of buildings



Location



Overview

An excellent opportunity to acquire the freehold of this industrial premises with 2 large workshop/warehouses and detached office building with a large fully fenced yard area with 2 access gates.



Location

An excellent opportunity to acquire the freehold of this industrial premises with yard and extensive offices. The properties are located on the Coldham Road Industrial Estate in Coningsby. The estate is situated on the Eastern side of the town. The town is adjacent to the A153 which links to Horncastle to the North and Sleaford to the South West. The town is in the East Lindsey District of Lincolnshire. It lies 23 miles South East of Lincoln and 55 miles North East of Nottingham.



ACCOMMODATION

Unit 6

A detached single storey industrial unit of steel portal frame construction with pitched asbestos cement roof with profile metal sheet clad elevations and 2 roller doors and oil fired warm air boilers. The eaves height is 3.45 m

The GIA is = 687.5 sqm (7400 sqft)

Unit 7

Is a 3 bay steel portal frame industrial unit with profile metal cladding and an asbestos sheet clad roof. The eaves height is 3.10 m.

The GIA is = 893.9 sqm (9622 sqft)

Office Building

A detached 2 storey office building constructed of brick with pitched tiled roof with generally open plan office space .

The NIA = 204.4 sqm (2201 sqft)

Total = 1785.8 sqm (19223 sqft)

The land area is 1.156 acres (0.465 ha)

PLANNING

The property has established use as workshops, warehouses and offices

SERVICES

All mains services are connected to the property



CEPC

Unit 6 = CEPC of B

Unit 7 = CEPC of D

Offices = CEPC of B

LEGAL COSTS

Each party are responsible for their own legal costs

VAT

The price is exclusive of VAT if applicable

LOCAL AUTHORITY

East Lindsey District Council

The Hub

Mareham Road

Horncastle

Lincolnshire

LN9 6PH

Tel 01507 601111





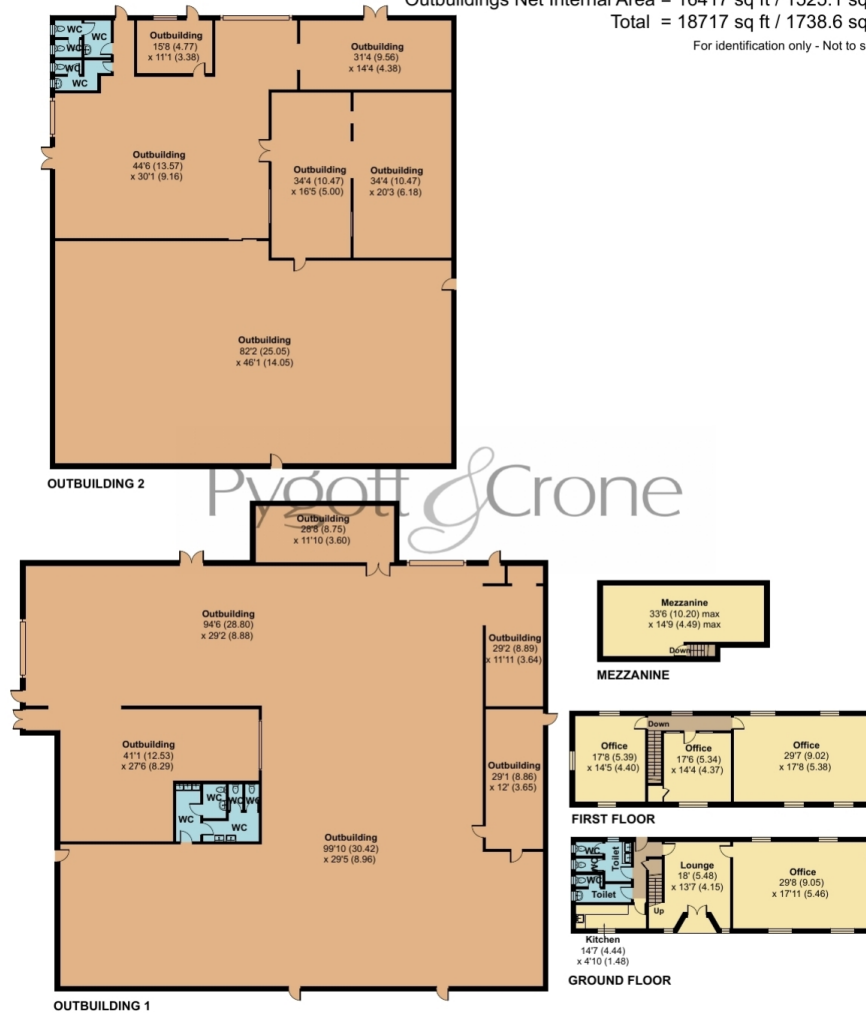
VIEWINGS
Contact Pygott & Crone Commercial

Coldham Road, Coningsby, Lincoln, LN4



Ground Floor Net Internal Area = 849 sq ft / 78.8 sq m
 First Floor Net Internal Area = 1007 sq ft / 93.5 sq m
 Mezzanine Net Internal Area = 444 sq ft / 41.2 sq m
 Outbuildings Net Internal Area = 16417 sq ft / 1525.1 sq m
 Total = 18717 sq ft / 1738.6 sq m

For identification only - Not to scale



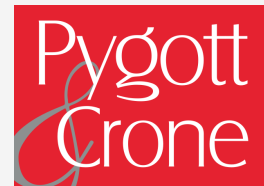
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS3 Commercial). © nlcocom 2026. Produced for Pygott & Crone. REF: 1437014











Unit 1a, 1b, 6, 7, Coldham Road, Coningsby
is marketed through our Commercial office

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