



Unit 7, Coldham Road
Coningsby, Lincoln, Lincolnshire, LN4 4SE

£295,000

Details

- For Sale
- Extensive Industrial Property
- Workshop 7 = 893.9 sqm (9622 sqft)
- Fully fenced yard 2 gates
- 1.156 acres (0.456 ha)
- CEPCs rating D



Location



Overview

An excellent opportunity to acquire the freehold of this large workshop/warehouses 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. 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 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)

The land area is 1.156 acres (0.465 ha)

PLANNING

The property has established use as workshops/warehouses.

SERVICES

All mains services are connected to the property

TENURE

The property is offered for sale freehold with vacant possession

RATEABLE VALUE

The property has a rateable value of £45,000

CEPC

CEPC rating D

LEGAL COSTS

Each party are responsible for their own legal costs

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VAT

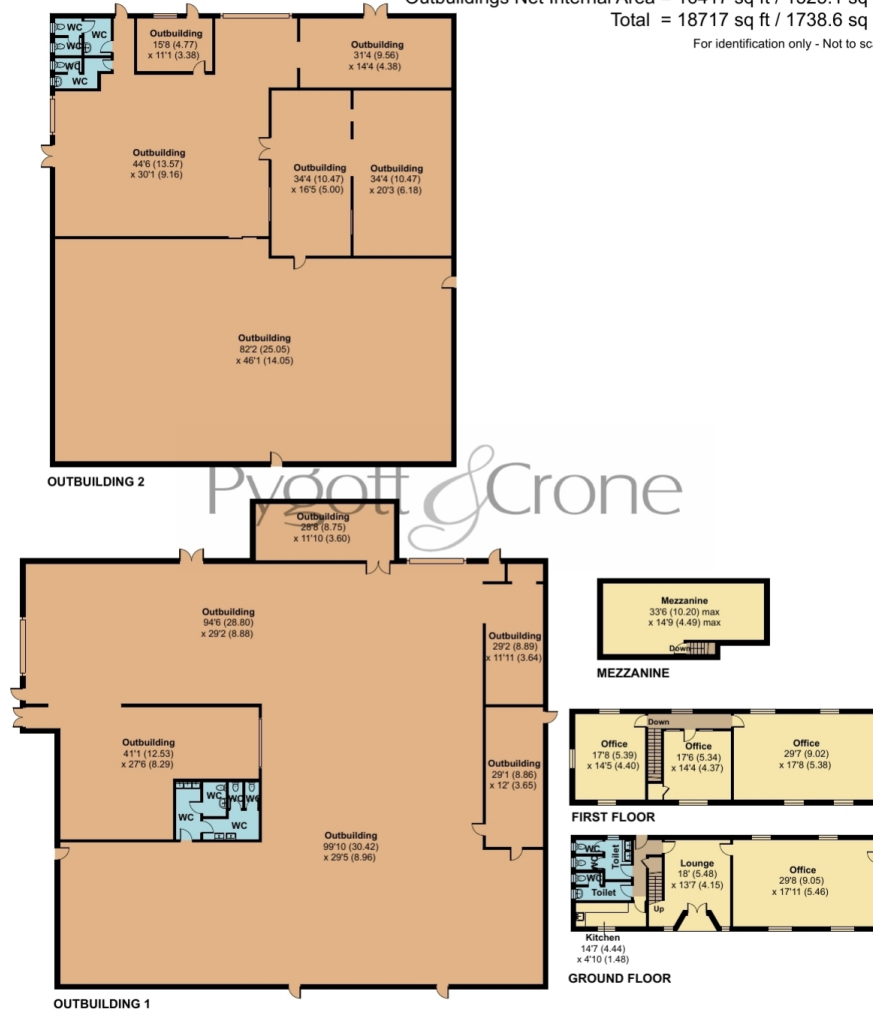
The price is exclusive of VAT if applicable

Coldham Road, Coningsby, Lincoln, LN4

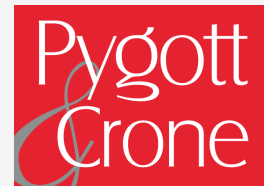


Ground Floor Net Internal Area = 849 sq ft / 78.8 sq m
 First Floor Net Internal Area = 1007 sq ft / 93.5 sq m
 Mezzanine Net Internal Area = 444 sq ft / 41.2 sq m
 Outbuildings Net Internal Area = 16417 sq ft / 1525.1 sq m
 Total = 18717 sq ft / 1738.6 sq m

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 7, Coldham Road, Coningsby
is marketed through our Commercial office

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