



Unit 1a Office, Coldham Road
Coningsby, Lincoln, Lincolnshire, LN4 4SE

£120,000

Details

- For Sale
- 2 Storey Office
- Office building = 204.4 sqm (2201 sqft)
- CEPC rating B



Location



Overview

An excellent opportunity to acquire the freehold of this 2 storey office.



Location

An excellent opportunity to acquire the freehold of this office. The office is 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

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)

PLANNING

The property has established use as a office



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 (entire site with warehouses, can be split)

CEPC

CEPC rating 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

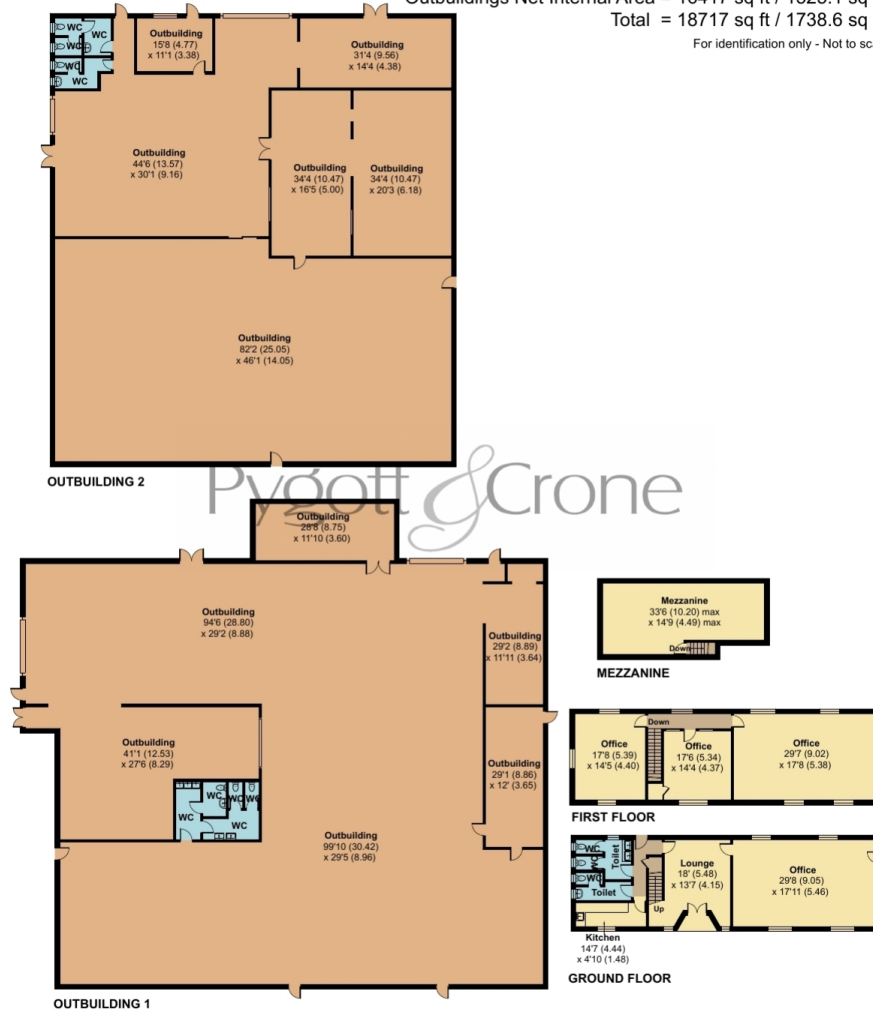


Coldham Road, Coningsby, Lincoln, LN4



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

36a Silver Street, Lincoln, LN2 1EW

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