



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

SW
Sanderson
Weatherall

BROWN & CO JH Walter



Units 1a, 1b, 6 & 7 Coldham Road, Coningsby, Lincolnshire, LN4 4SE

The properties are located on either side of Coldham Road and form part of Coldham Road Industrial Estate in Coningsby. Coldham Road Industrial Estate is positioned on the Eastern fringe of the town, adjacent to the A153 which links Coningsby to Horncastle to the North and Sleaford to the South West.

Coningsby is a Town and Civil Parish in the East Lindsey District of Lincolnshire. It is situated approximately 23 miles South East of Lincoln and 55 miles North East of Nottingham.

The closest motorway connections are junction 5 of the M180 at Barnetby Interchange approximately 41 miles to the North and junction 26 of the M1 at South Normanton approximately 58 miles to the West.



DESCRIPTION

LOT 1 - Units 1a & 1b

Comprising 2 single bay, steel portal frame Industrial Units with insulated profile metal clad elevations and roofs. The units have eaves heights between 2.90 metres and 4 metres, concrete flooring, LED lighting, air extraction systems and oil fired warm air blowers. Various loading doors are also provided.

Internally, block-work partitioned office accommodation is provided within Unit 1a together with a separate ancillary block, including WC's, a canteen and offices / stores.

The site is fully secured with a generous yard area, car park and 2 gated accesses offering scope for potential sub-division.

Unit 1 a - 1,340.5 SqM - 14,429 SqFt

Unit 1 b - 837.2 Sq M - 9,012 SqFt

Total: 2,177.7 Sq M - 23,441 SqFt

LOT 2 - Units 6 & 7

Unit 6 is a detached single storey Industrial Unit of steel portal frame construction with a pitched asbestos cement panelled roof, profile metal sheet clad elevations and 2 roller shutter loading doors. suspended strip fluorescent lighting and oil fired warm air blowers. The eaves height is approx. 3.45 metres.

Unit 7 is a 3 bay steel portal frame Industrial Unit with profile metal cladding and an asbestos sheet clad roof. Extensions have been added to two elevations. The eaves height is approx. 3.10 metres. A detached two storey office block is also provided, offering well specified open plan accommodation, WC's and comfort cooling (in part).

The site is fully secured with 2 gated accesses and lends itself to sub-division.

Unit 6 - 687.5 SqM - 7,400SqFt

Unit 7 - 893.9 SqM - 9,622 SqFt

Office Block - 204.4 SqM - 2,201 SqFt

Total - 1,785.8 SqM - 19,223 Sq Ft

PLANNING

Any planning related queries should be directed to East Lindsey District Council - see www.e-lindsey.gov.uk or telephone 01507 601111

TENURE

Lot 1 - Units 1a & 1b is Freehold (Land Registry Title Numbers LL80635 & LL80636)A Telecoms Mast is positioned towards the South East corner of the site - further details on request

Lot 2 - Units 6 & 7 is Freehold (Land Registry Title Numbers LL218845 & LL218844)

BUSINESS RATES

Lot 1 - Unit 1a - 'Factory & Premises' - RV £32,250

Lot 1 - Unit -1b 'Warehouse & Premises' - RV £25,000

Lot 2 - Units 6, 7 & Offices - 'Workshop & Premises' - RV £45,000

EPC

Lot 1 - Unit 1a - D (82) - Unit 1b - C (64)

Lot 2 - Unit 6 - B (44) - Unit 7 - D (99) - Office Block - B(35)

FURTHER INFORMATION (Available upon request)

Land Registry Title information

Floor Plans

EPC's

Asbestos Survey

TERMS

Offers are invited to acquire the freehold interests, either as a whole or as two separate lots.

VAT & Legal Costs

VAT, if applicable, will be payable at the prevailing rate. Each party is to be responsible for their own legal costs.

No representations or warranties will be given in relation to the sale of the property by the Company acting by the Administrators. The sale will be without Title guarantee and no reliance on any information provided will be available.

The sale documents will contain the usual exclusions on liability and other provisions which are standard for a sale by Administrators.

Contacts

Anti-Money Laundering: In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

AGENTS

Please contact the Joint Selling Agents for further information or to arrange a viewing.

James Cameron - Brown&Co

t. 07768 465753

e. james.cameron@brown-co.com

Neil Bestwick - Sanderson Weatherall

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