

Lot 16, Units 1a & 1b, Coldham Road, Coningsby,

Lincolnshire LN4 4SE

For sale by Auction on 29th October 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial Investment

- Two substantial industrial buildings
- Entirely let to one tenant
- Site area of 0.58 Ha (1.43 Acres)
- Total floor area of 2,174.10 sq m (23,401 sq ft)
- Close to Coningsby town centre
- Excellent road access via the A153
- Located on Coldham Road Industrial Estate

Lot

16

Auction

29th October 2026

Rent

£93,764 per Annum Exclusive

Status

Available

Sector

Industrial

Auction Venue

Live Streamed Auction

Location

Miles

10 miles north of Boston, 18 miles south of Lincoln

Roads

A15, A17, A153

Rail

Sleaford Rail Station

Air

Nottingham East Midlands Airport

Situation

The property is located on Coldham Road Industrial Estate, approximately ½ mile from Coningsby town centre. The estate is the principal industrial location in the area and benefits from strong and consistent occupational demand. It is accessed directly from Coldham Road, which connects to the A153. The A153 provides access towards Horncastle and Spalding, whilst the A15 trunk road to the west provides access to Lincoln. The property is located close to the entrance of the estate and benefits from dual access and return road frontage.

Tenure

Freehold.

Description

The property comprises two substantial industrial buildings, known as Units 1A and 1B Coldham Road, on a site of approximately 0.58 Ha (1.43 Acres). The units provide substantial industrial and production accommodation with ancillary offices and amenity areas.

The property benefits from a secure storage yard, staff parking and two separate gated access points, with dual access and return road frontage. Unit 1A benefits from an internal eaves height of approximately 4m, whilst Unit 1B has a minimum internal eaves height of approximately 2.9m.

VAT

Please confirm

DISCLAIMER

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Tenancy & Accommodation

Address	Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Unit 1a Unit 1b	Ground Ground	Industrial Industrial	1,356.20 817.90	(14,598) (8,803)	TIDEROCK COMPOSITES LTD (1)	5 years from 13/04/2026	£93,764
Total			2,174.10	(23,401)			£93,764

(1) Tiderock Composites Ltd is a UK-leading manufacturer of high-quality, complex composite mouldings. Its specialist workforce has an average of over 20 years' hands-on experience in the composites industry, delivering lightweight, durable and safety-compliant components.

N.B. The floor areas stated above are those published by the Valuation Office Agency/HMRC (www.voa.gov.uk).

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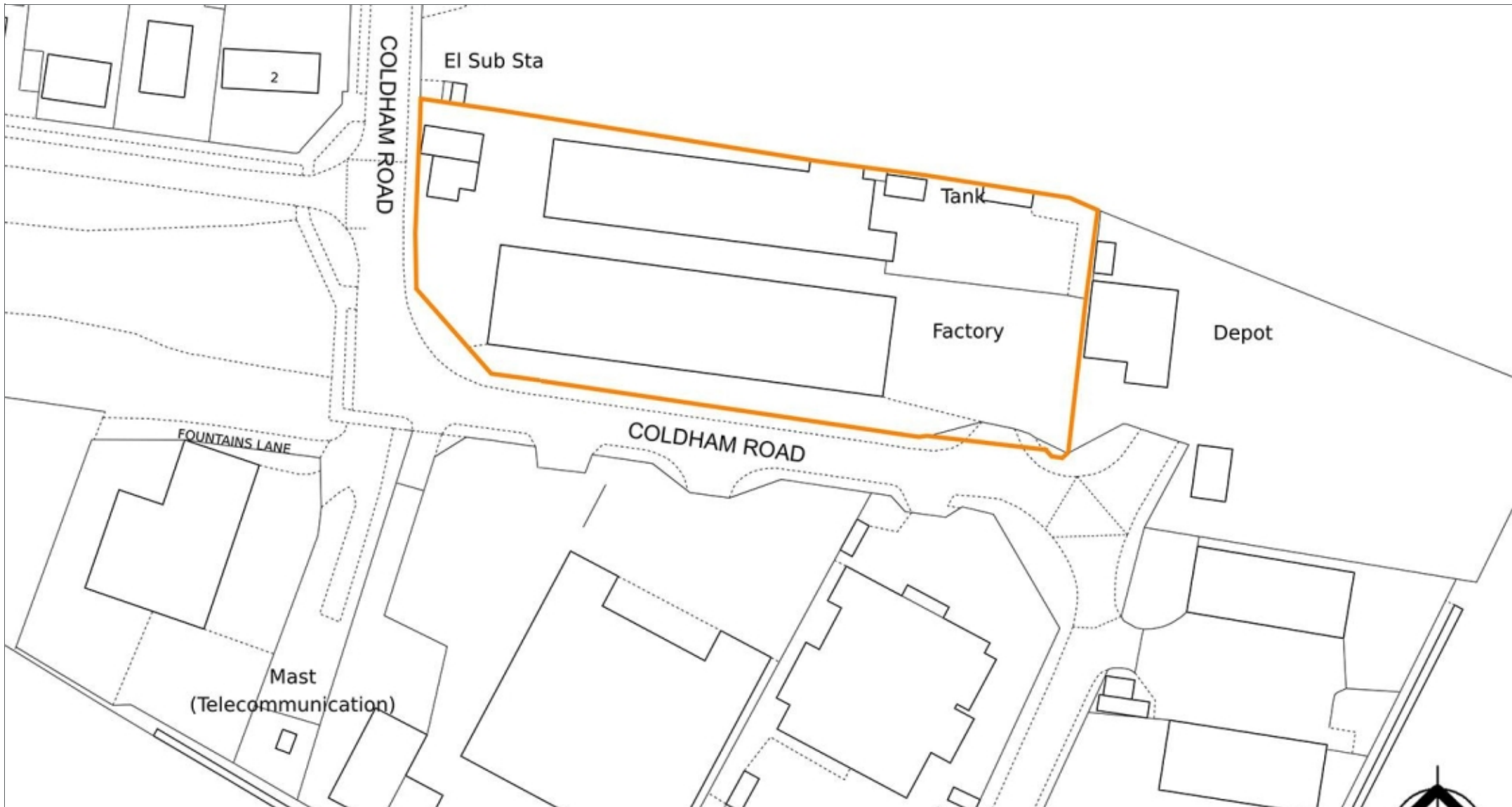
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2026