

High Yielding Industrial Investment Opportunity For Sale Freehold

Units 1A and 1B | Coldham Road | Coningsby | Lincolnshire | LN4 4SE



Ringfenced Production Facility Extending to 2,175sqm, 23,450sqft on a Site of Approximately 1 Acre Let on a 5 Year FRI lease £93,764 per annum plus VAT
Steel Framed Buildings and Storage Yard in Established Industrial Location
Strong Rental Deposit and Potential Rental Growth

For Sale Freehold

£1.05 Million plus VAT Subject to Contract

Equating to Net Initial Yield of 8.7%

poyntons consultancy
PROPERTY MARKETING SPECIALISTS

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Location...

The desirable central Lincolnshire village of Coningsby has a population of approximately 4,000 residents and a range of local amenities including doctors' surgeries, schools, shops, public houses and restaurants.

It is located approximately 115 miles north of London, 10 miles to the east of the A15 trunk road, 9 miles south-east of Lincoln, 10 miles to the north-west of Boston, 25 miles to the south of the M180 on the A153 main road.

The town is best known for RAF Coningsby, as well as nearby Tattershall, home to the popular Tattershall Lakes Country Park.

The Coldham Road Industrial Estate is the only main industrial estate in the area. The units are located close to the entrance of the estate and benefit from a dual access and return road frontage.

Accommodation...

The 1 acre site comprises a pair of steel framed buildings and a storage yard let under a single FRI lease.

The two units known as Units 1A and 1B comprise independent buildings separated by a wide alley.

Unit 1A.....14,430sqft, 1,350.5sqm
Having an internal eaves height of 4m.

Unit 1B.....9,100sqft, 840sqm
Having a minimum internal eaves height of 2.9m.

Internally, the units have amenity areas, WC's and offices together with ancillary accommodation, a compressor room and canteen.

A gated entrance is at the front of the site. A second gated entrance gives a separate access to the rear where there is a staff parking area and space for containers on a drained concrete yard.

Schedule of Accommodation...

Unit 1A	1,350.5m ²	14,430ft ²
Unit 1B	840m ²	9,100ft ²
Total	2,175m ²	23,450ft ²
Site Area	0.4 ha	1 acre

Tenure...

The property is let on a new FRI lease to the newly formed Tiderock Composites Limited, the owners of which have a strong trading track record located in a relatively stable market sector.

The lease expires in March 2031 and is within the provisions of the Landlord and Tenant Act 1954 Part II.

The passing rent is £93,764 per annum plus VAT with a significant deposit held by the landlord.

Outgoings...

Unit 1A has a Rateable value of £36,000.

Unit 1B has a Rateable value of £27,000.

EPC...

Unit 1A has an Energy Performance Rating D82 and Unit 1B has Energy Performance Rating C64. Full details are available on request.

Viewing...

All viewings are to be made by appointment through the agent. Poyntons Consultancy.
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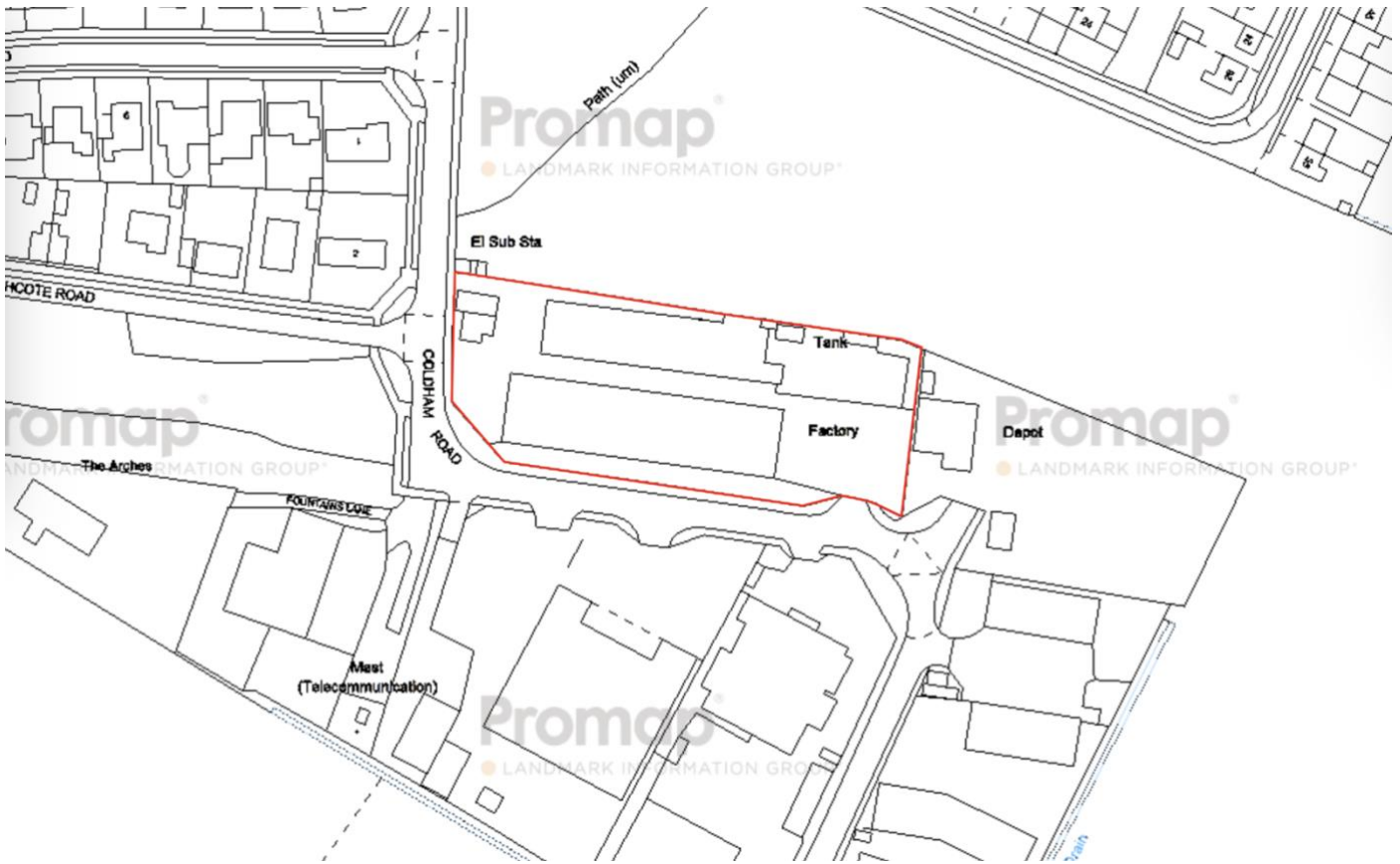




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