

**INDUSTRIAL COMPLEX PLUS LAND**

**FOR SALE**



**White Leather Square, Grosvenor Road, Billingborough, Lincolnshire  
NG34 0QP**

#1235151/2026B



**BTG  
Eddisons**

# WHITE LEATHER SQUARE

GROSVENOR ROAD, BILLINGBOROUGH, LINCOLNSHIRE, NG34 0QP



Agreement

For Sale



Detail

Industrial Complex plus Land



Price

OIEO £725,000



Size

3,772.96 sq m (40,612 sq ft)  
on about 1.70 hectares (4.21  
acres)



Location

Billingborough, NG34 0QP



Property ID

#1235151/2026B

**For Viewing & All Other Enquiries Please Contact:**



**WILLIAM WALL**  
BSc (Hons) MRICS  
Director

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## Property

The property comprises a complex of industrial buildings of steel or concrete portal frame construction with brick/block/corrugated sheet clad elevations and corrugated sheet clad roofs incorporating roof light panels.

There is also a two storey office block to the front of the property with brick walls, double glazed windows and concrete tile clad roof.

The industrial elements have solid concrete floors, suspended lighting and vehicular access doors. The minimum working heights range from 2.7metres to 4.2 metres.

The offices are finished with carpeted floors, painted plastered walls and ceilings, mounted lighting and heating. There is additional mezzanine storage.

There is ample loading, circulation and parking around the buildings.

## Energy Performance Certificate

An EPC has been commissioned.

## Services

We understand that mains water and electricity supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We await formal confirmation from the Local Planning Authority, however, it appears that the buildings have established uses falling within Classes B8 (warehouse) and E(g) (light industrial and offices) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
<b>Front Buildings</b>		
Warehouse	702.67	7,563
Office GF	301.17	3,242
Office FF	79.43	855
<b>Total GIA</b>	<b>1,083.27</b>	<b>11,660</b>
Mezzanine	246.41	2,652
<b>Middle Building</b>		
<b>Warehouse GIA</b>	<b>937.79</b>	<b>10,094</b>
Mezzanine	365.92	3,939
<b>Rear Building</b>		
Warehouse	782.36	8,421
Office GF	96.34	1,037
Office FF	29.70	320
<b>Total GIA</b>	<b>908.40</b>	<b>9,778</b>
Mezzanine	231	2,488

## Rates

**Charging Authority:** South Kesteven District Council  
**Description:** Factory and Premises  
**Rateable Value:** £100,000

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **For Sale** Freehold with vacant possession.

## Price

**OIEO £725,000**

## VAT

VAT may be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

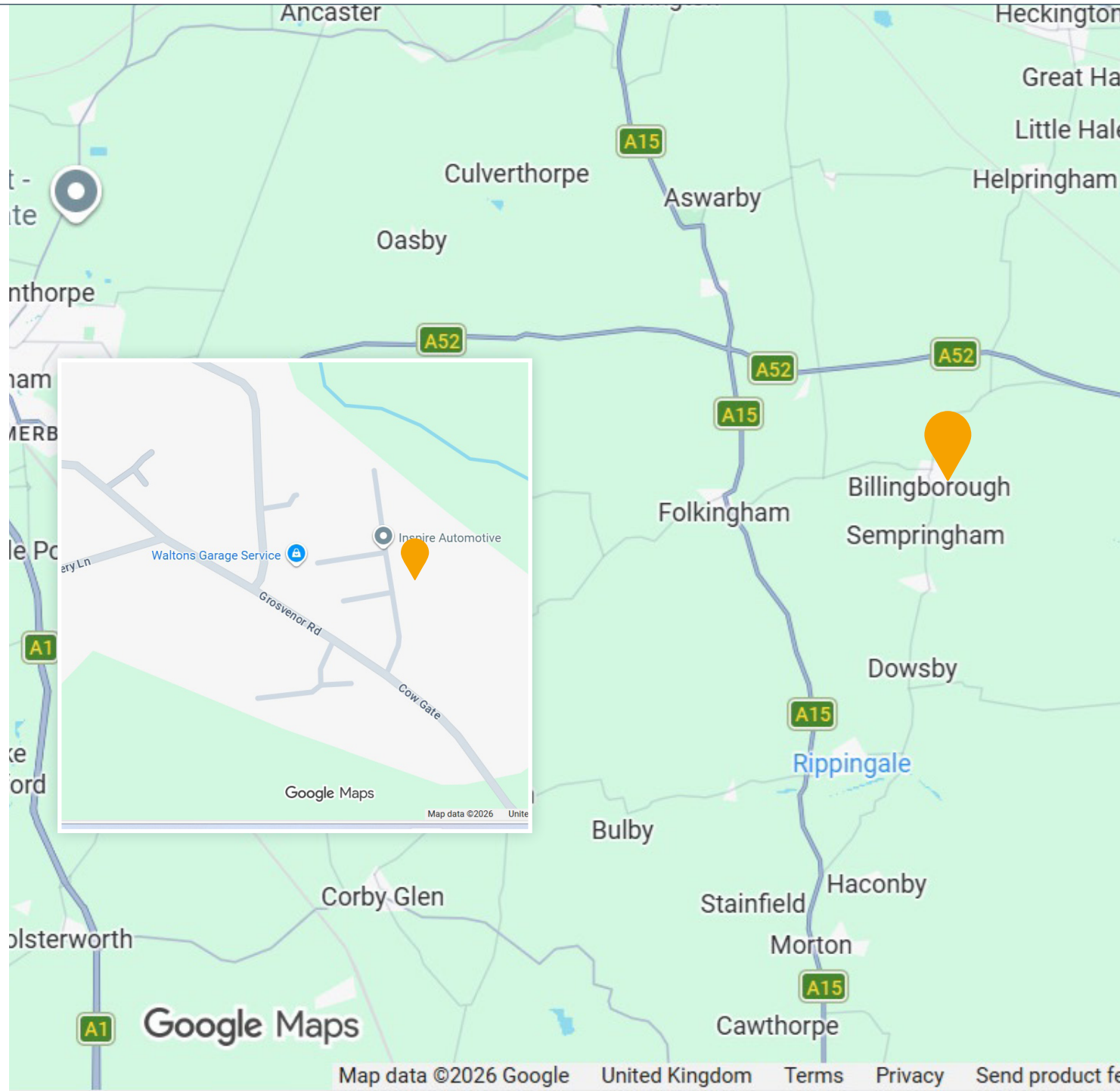
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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The property occupies a convenient established employment location just off Grosvenor Road, a short distance from Billingborough village centre.

Billingborough is only 2 miles south of the A52.

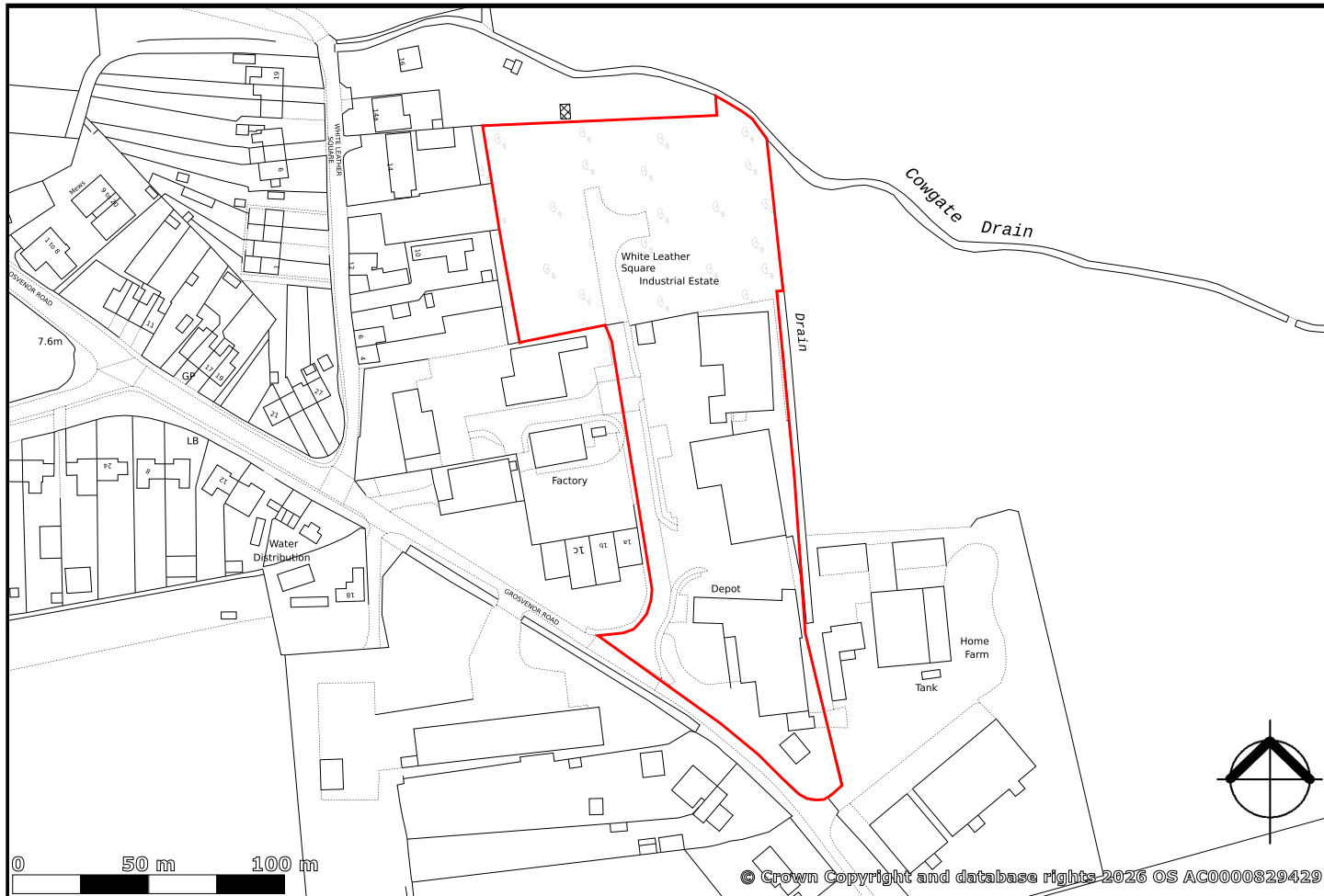








Grosvenor Road, Billingham, Sleaford, NG34 0QN



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Plotted Scale - 1:2,500