

Dog Kennels Lane Kiveton Park Sheffield S26 6NQ



Open Storage Land To Let 0.68 Acres (0.28 Hectares)

- Secure Hardstanding Yard
- Detached Office Accommodation
- Close to J31 M1

Open Storage Land To Let 0.68 Acres (0.28 Hectares)

Location

The property is located on Dog Kennels Lane, Kiveton Park, within an established industrial area offering excellent access to the regional road network. The site lies close to the A57 and just a few minutes' drive from Junction 31 of the M1, providing convenient links to Sheffield, Rotherham and beyond. Comprising a largely level area of hard-surfaced open land, it is well suited for industrial, storage or vehicle-related uses. The surrounding area accommodates a mix of industrial and commercial occupiers, with nearby amenities and transport connections including Kiveton Park railway station.

Description

The property comprises a secure, self-contained site extending to approximately 0.68 acres of hard-surfaced yard, fronting directly onto Dog Kennels Lane. The yard is enclosed by perimeter fencing, providing good security and ease of access for commercial or industrial operations. Situated on the site is a detached office/reception building extending to approximately 2,430 sq ft at ground floor level.

Accommodation

. 1000111110111111111111111111111111111		
DESCRIPTION	ACRES	HECTARES
Hardstanding Yard	0.68	0.28
Ground Floor Office	2,430	225.75
TOTAL	0.68 ACRES	0.28 HECTARES

Terms

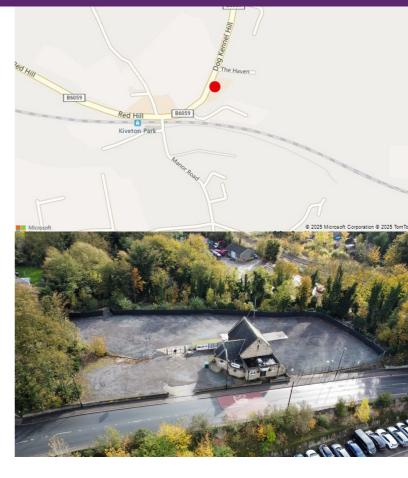
New FRI terms to be agreed. Quoting £46,150 + VAT per annum.

All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value
The VOA have the current rateable value for the premises is £15,750.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

 Mr Ed Norris MRICS
 Will Rowe

 T: 0114 270 9160
 T: 0114 2738857

 M: 07711 319 339
 M: 07709 281 377

 E: ed@cpp.uk
 E: will@cpp.uk

November 2025



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.