



## 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

| DESCRIPTION         | ACRES             | HECTARES             |
|---------------------|-------------------|----------------------|
| Hardstanding Yard   | 0.68              | 0.28                 |
| Ground Floor Office | 2,430             | 225.75               |
| <b>TOTAL</b>        | <b>0.68 ACRES</b> | <b>0.28 HECTARES</b> |

### Terms

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

### VAT

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  
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