

An aerial photograph of an industrial site, outlined in red. The site includes a large paved area, several buildings, and a parking lot. Surrounding the site are residential areas with houses and streets. The text 'NorthCap' is overlaid in the top left corner.

NorthCap

TO LET / FOR SALE

5.15 ACRES (2.08 HECTARES)

Secure 5.15-acre open storage site with buildings. 2.5 miles from M1 J31.

Rotherham Road

Dinnington | Sheffield | S25 3RF

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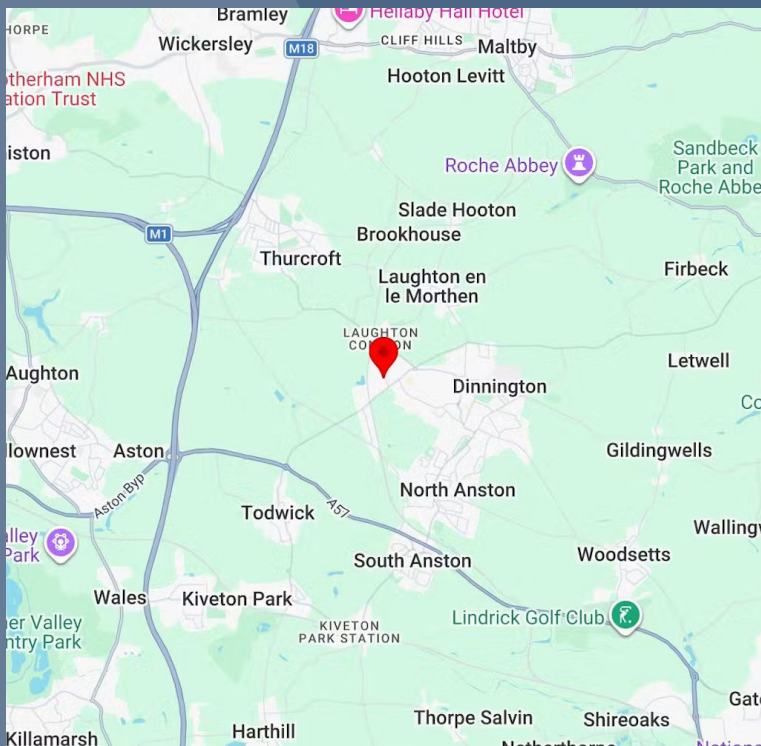
TO LET / FOR SALE

Secure 5.15-acre open storage site with buildings.
2.5 miles from M1 J31.

- ▶ Secure, hardstanding open storage site extending to approximately 5.15 acres (224,334 sq ft)
- ▶ Available To Let / For Sale with vacant possession
- ▶ Previous outline planning consent for 100,000 sq ft industrial/warehouse redevelopment (Use Classes E(g), B2 & B8)
- ▶ Ancillary office and warehouse accommodation to be demolished
- ▶ Approximately 2.5 miles east of M1 Junction 31 via Todwick Road and the A57
- ▶ Established Sheffield / Rotherham industrial catchment
- ▶ Suitable for open storage (IOS), logistics, vehicle storage, trade counter and last-mile uses (subject to planning)

Rotherham Road

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Dinnington sits within the established Sheffield/Rotherham industrial corridor in South Yorkshire.

The site fronts Rotherham Road (A57) and lies approximately 2.5 miles east of M1 Junction 31, accessed via Todwick Road and the A57, providing strong connectivity to Sheffield, Rotherham, Doncaster and the wider M1/M18 motorway network.



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ACCOMMODATION

NAME	FLOOR/UNIT	SIZE	AVAILABILITY
Outdoor - Open Storage Site	Outdoor	5.15 Acres	Available



An established, secure open storage site extending to approximately 5.15 acres (224,334 sq ft) fronting Rotherham Road, Dinnington, within the wider Sheffield and Rotherham industrial catchment.

The site comprises a secure, hardstanding yard together with ancillary office and warehouse accommodation.

The site also benefits from a lapsed outline planning consent for a 100,000 sq ft industrial/warehouse redevelopment under Use Classes E(g), B2 and B8. Planning Ref: RB2021/1922.

The property offers a rare opportunity to acquire or lease a substantial, well-located open storage and industrial development site in a supply-constrained market, suited to a wide range of occupiers including open storage (IOS), logistics, vehicle storage, trade counter and last-mile operators (subject to planning).



Secure Yard



Gatehouse



Power Cabling



Male And Female WCs



Car Parking



Road: Closest Major Junction 1: J30 M1

Rotherham Road

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FURTHER
INFORMATION



TERMS

The site is available to lease by way of new lease terms to be agreed. A sale of the freehold will also be considered. Quoting price is £3,250,000. Quoting rent is £309,000 per annum.

EPC

EPC exempt - Due for demolition

VAT

Applicable

SERVICE CHARGE

n/a

RENT

£309,000 per annum

CONTACT



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MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025 August 2026

