

For Sale

Former Jewson Site,
Outgang Lane,
Dinnington, Rotherham,
S25 3QY

19,943 sq ft (1,852.76 sq m)

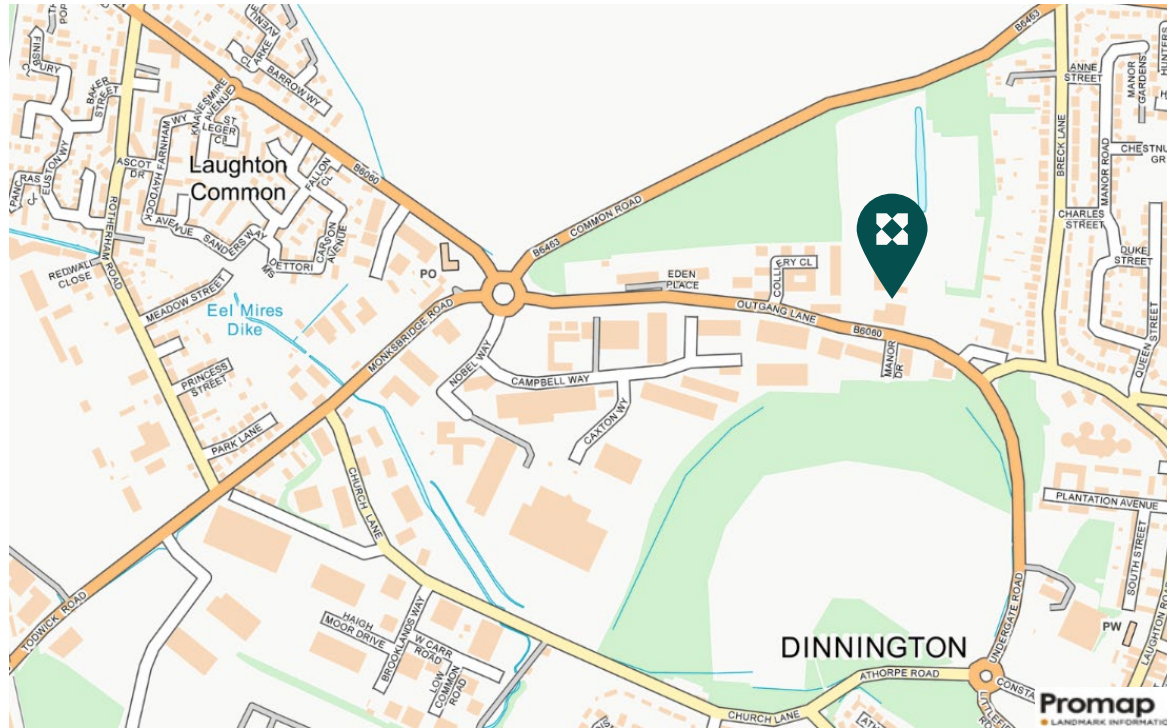
- Former builders merchant
- Industrial / warehouse premises
- Set on a large secure site of 2.06 acres
- Established Location
- Easy Access to J31 of the M1

Your partners in property



Indicative Boundary

Location



The premises are located fronting Outgang Lane within the Dinnington area of Rotherham. Outgang Lane connects to Monksbridge Road / Todwick Road (B6463) and provides access to the A57, which is a direct link to Junction 31 of the M1 approximately 3.1 miles to the South West. Junction 1 of the M18 is also situated approximately 4.9 miles to the South East. Rotherham Town Centre is located approximately 11 miles to the North West.

The surrounding area is an established location home to occupiers including Screwfix, Macalloy, Hydro-X, Bentons Plumbing Supplies and Britannia Cars.



By Road

Approximate road travel distances are as follows:

Junction 31 M1:	3.1 Miles
Junction 1 M18:	4.9 Miles
Rotherham Town Centre:	11 Miles

Description

The premises present a rare opportunity to acquire industrial / warehouse premises on a large secure hard standing site extending to approximately 2.06 acres. The specification includes the following:

MAIN BUILDING

- Industrial / warehouse premises with ancillary trade counter and offices fronting Outgang Lane
- Lighting throughout
- 6.9 metre eaves
- 4 roller shutter loading doors
- First floor offices accessed externally
- Additional detached industrial / warehouse unit to the rear comprises open span warehouse space
- Connections to all main services including three phase power
- Car parking for 22 cars to the front

REAR BUILDING

- Industrial / warehouse premises comprising open span space
- Lighting throughout
- 6.29 metre eaves
- 3 roller shutter loading doors
- Connections to all main services including three phase power
- Car parking for 22 cars to the front
- On a large secure site of 2.06 acres

MAIN BUILDING



6.9m Eaves



4x Ground Level Loading Doors



Offices and trade counter

REAR BUILDING



6.29m Eaves



3x Ground Level Loading Doors



Lighting



Car Parking For 22 Cars



On a Large Site of 2.06 Acres

Accommodation

From the measurements taken, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
MAIN BUILDING		
Warehouse (incl. Trade Counter / Offices)	1,218.76	13,119
First Floor Offices	284.27	3,060
Total	1,503.03	16,179
REAR BUILDING		
Ground Floor Warehouse	349.68	3,764
Total	349.68	3,764
TOTAL GIA	1,852.76	19,943

Terms

The Freehold of the site is available for sale.

The site is held under Title Number SYK418201.

Sale Price

Price on application.

EPC

A full EPC is available on request.

Business Rates

The premises currently have a Rateable Value of £68,000, which is due to increase to £79,000 in April 2026.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.



Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents:



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Particulars dated March 2026. Photographs dated March 2026.

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