



AVAILABLE LATE 2022

OLD MEARS BUSINESS PARK MULTI-UNIT DEVELOPMENT

RYE HARBOUR, EAST SUSSEX TN31 7TE

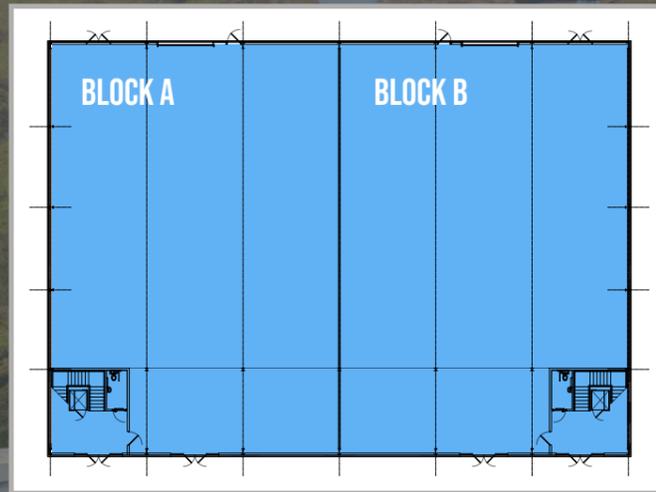


TO LET 54,870 SQ FT

SEVEN BRAND NEW UNITS

UNIT 1

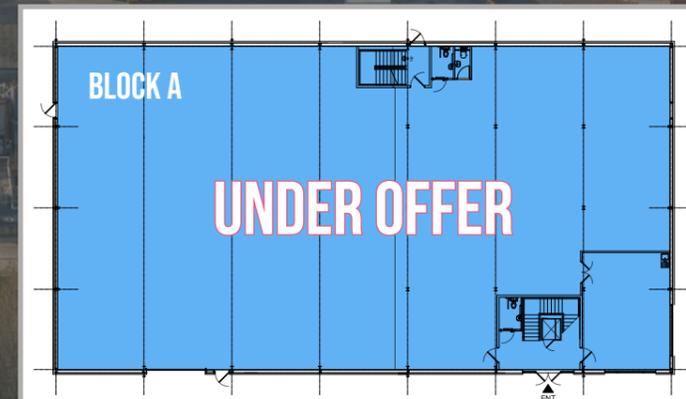
BLOCK A		
Floor	GIA (m ²)	(GIA (ft ²))
G.F	622	6700
F.F (Mezz)	126	1360
Total	748 m2	8060 ft2



BLOCK B		
Floor	GIA (m ²)	(GIA (ft ²))
G.F	622	6700
F.F (Mezz)	126	1360
Total	748 m2	8060 ft2

UNIT 2

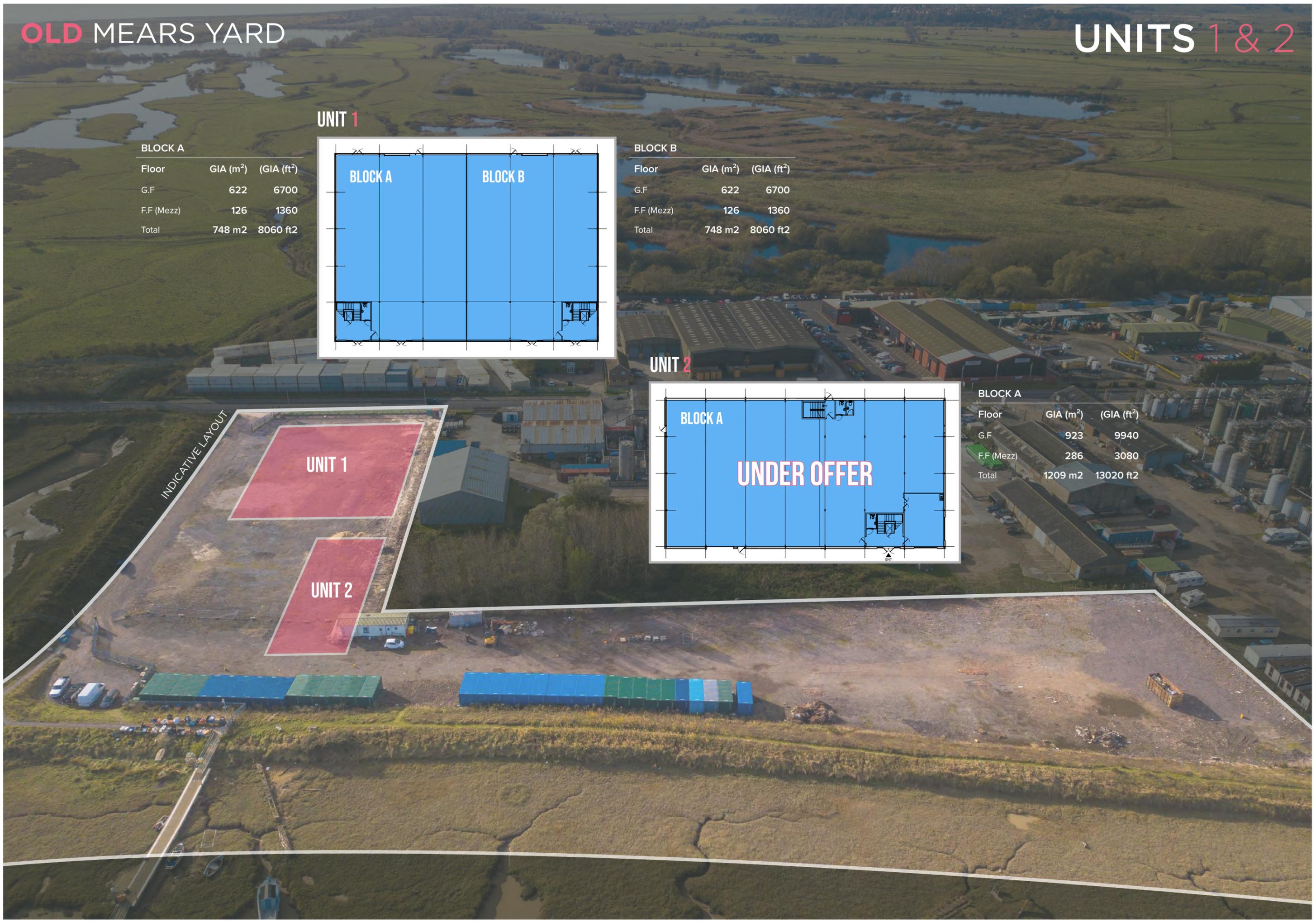
BLOCK A		
Floor	GIA (m ²)	(GIA (ft ²))
G.F	923	9940
F.F (Mezz)	286	3080
Total	1209 m2	13020 ft2



INDICATIVE LAYOUT

UNIT 1

UNIT 2



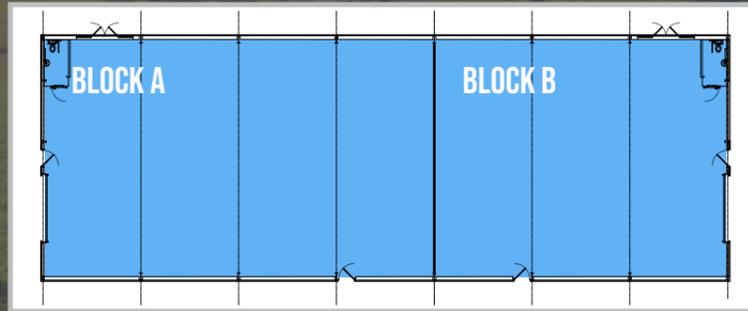
OLD MEARS YARD

UNITS 3 & 4

UNIT 3

BLOCK A

Floor	GIA (m ²)	(GIA (ft ²))
G.F	348	3750
Total	348 m ²	3750 ft ²



BLOCK B

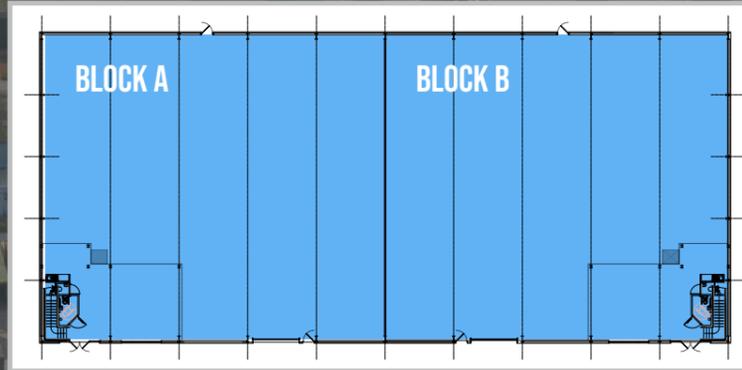
Floor	GIA (m ²)	(GIA (ft ²))
G.F	260	2800
Total	260 m ²	2800 ft ²

INDICATIVE LAYOUT

BLOCK A

Floor	GIA (m ²)	(GIA (ft ²))
G.F	804	8660
F.F (Mezz)	86	930
Total	890 m ²	8060 ft ²

UNIT 4



BLOCK B

Floor	GIA (m ²)	(GIA (ft ²))
G.F	804	8660
F.F (Mezz)	86	930
Total	890 m ²	9560 ft ²

UNIT 3

UNIT 4

LOCATION

The Port of Rye is a thriving commercial harbour for fishing and general cargo vessels with wharfage for ships up to 300ft. The port lies along the estuary of the river Rother on the south coast of East Sussex where moorings are home to Rye's fleet of fishing and leisure craft. The harbour itself is a mile or so downstream from the town of Rye, which is situated about 15 miles south of Ashford and 10 miles north-east of Hastings.

DRIVING DISTANCES

RYE	1.7 miles
HASTINGS	13 miles
ASHFORD	21 miles
M20 J10	21 miles
CHERITON (CHANNEL TUNNEL)	32 miles
DOVER	41 miles
LONDON	83 miles

Source: Google Maps



ACCOMMODATION

These four new units are of portal frame construction with profiled cladding, roller shutter doors and separate personnel doors.

DESCRIPTION	AREA (SQ M)	AREA (SQ FT)
UNIT 1	1,496	16,120
UNIT 2 (UNDER OFFER)	1,209	13,020
UNIT 3	608	6,550
UNIT 4	1,780	19,180
TOTAL	5,093	54,870

SPECIFICATION



7.1 - 9m
Eaves Height



Roller
Shutter Doors



3 Phase
Electrical Supply



BREEAM Rating
'Very Good'



Secure
Yard



Portal Frame
Construction



EPC Rating
'B'



EV charging
Points



Profiled
Cladding



For more information, please contact the agents:

Viewings strictly by appointment.



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