

# Warehousing To Let

**Rye Wharf**  
**Harbour Road**  
**RYE**  
**East Sussex TN31 7TE**

### Location

Rye is situated about 15 miles south of Ashford, 10 miles north east of Hastings on the A259 coastal trunk road. South of Rye, off the A259 Hastings Road on Harbour Road.

### Description

The buildings will be of portal frame construction with box profile plastisol cladding, 30 ft eaves height, 10% roof lights, roller shutter & sectional doors to shell finish ready for tenants internal fit-out. Wharfage for ships up to 300ft. Manned 24 hour security.

<b>Phase I</b>	<b>B1</b>	<b>34,770</b>
	<b>B2</b>	<b>17,380</b>
	<b>C1</b>	<b>12,310</b>
Phase II	<b>C2</b>	<b>16,900</b>
	<b>D</b>	<b>9,040</b>
	<b>E</b>	<b>3,930</b>
	<b>F</b>	<b>3,170</b>
	<b>G</b>	<b>9,310</b>
<b>Total</b>		<b>106,810 sqft</b>

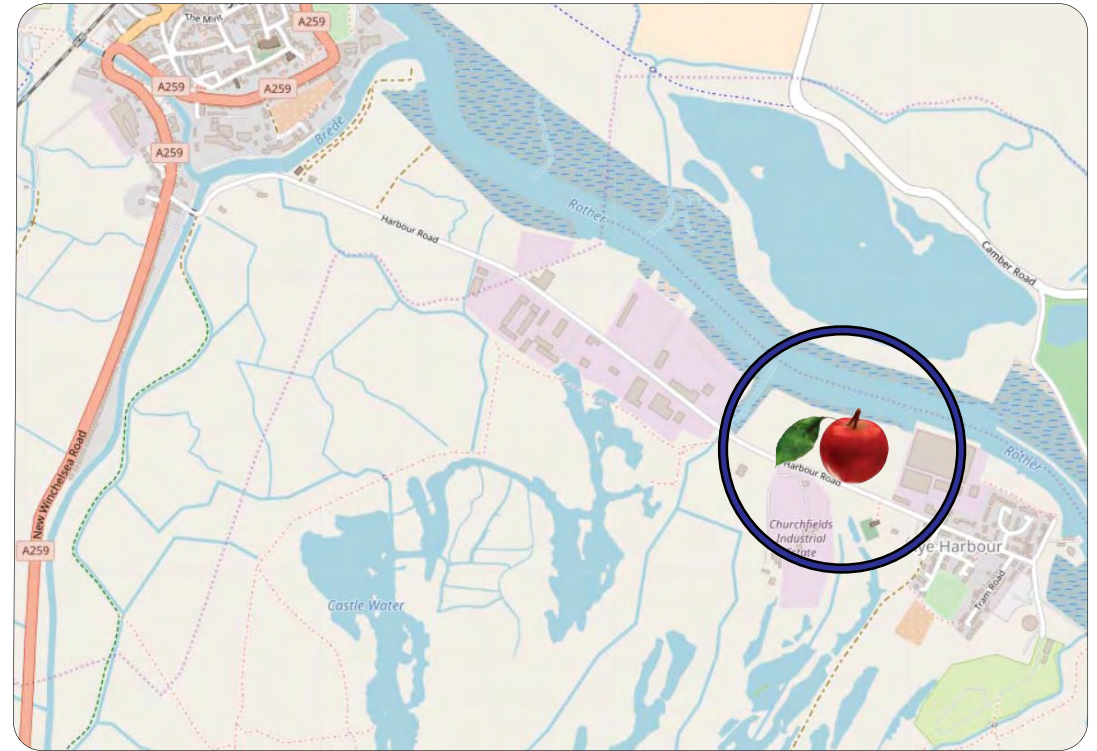
### Terms

To Let at **£6.50 per sqft** pa, plus vat. Business rates to be assessed. Units can be available within approx. 3 months of signing.

**Photo: 11,500 sqft unit A**  
**Completed January 2019 &**  
**Let to Loving Pets UK Limited**

**12,000 to 100,000 sqft**





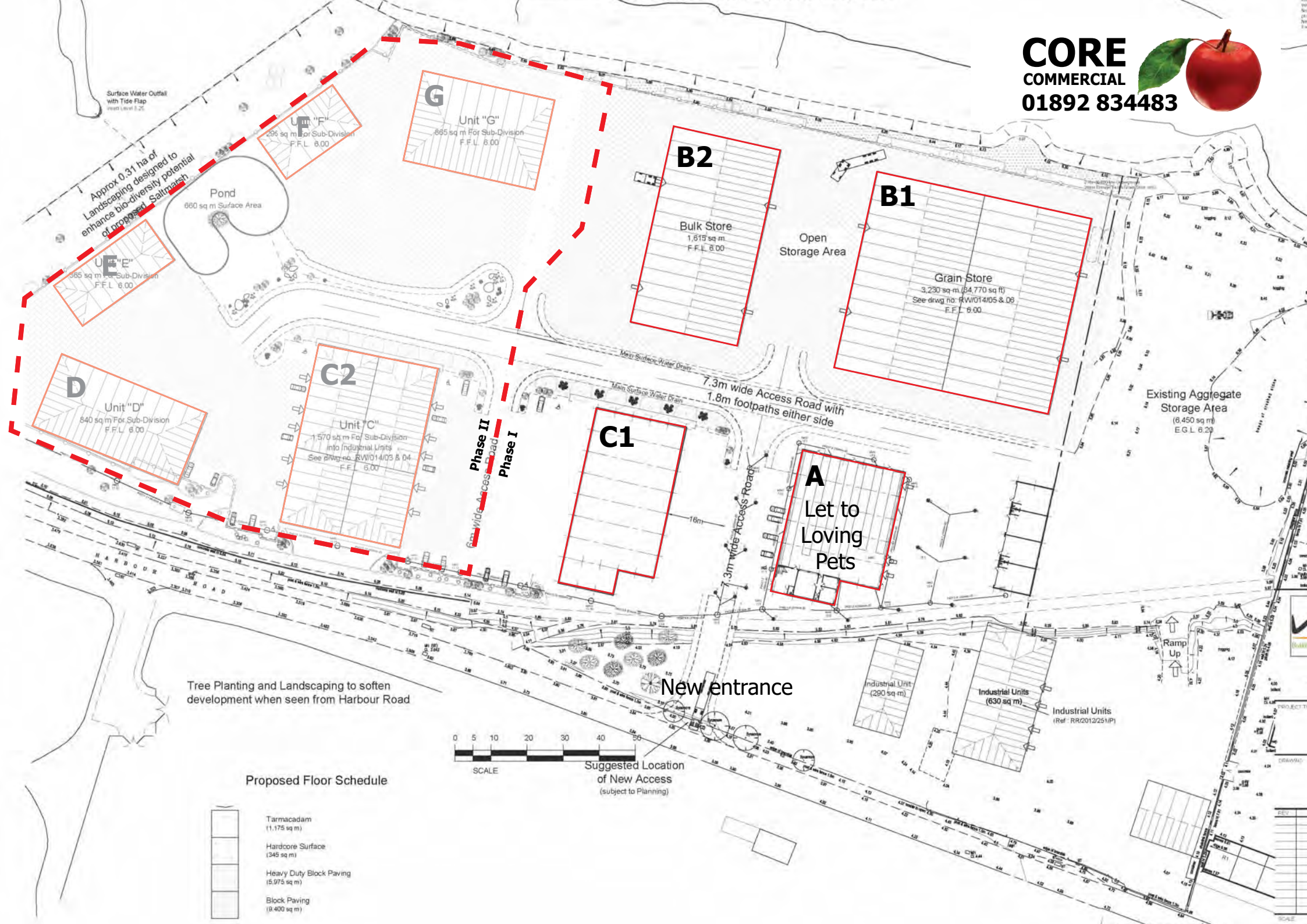

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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

Core Commercial Limited, Unit 11 Offices, Dana Estate  
Transfesa Road, Paddock Wood, Kent TN12 6UT







Tree Planting and Landscaping to soften development when seen from Harbour Road



Suggested Location of New Access (subject to Planning)

**Proposed Floor Schedule**

-  Tarmacadam (1,175 sq m)
-  Hardcore Surface (345 sq m)
-  Heavy Duty Block Paving (5,975 sq m)
-  Block Paving (9,400 sq m)



Construction of groundwork for next phases



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