

Warehouse To Let



**Unit A1, Rye Wharf
Harbour Road**

RYE

East Sussex TN31 7TE

Available NOW!

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

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.

11,500sqft

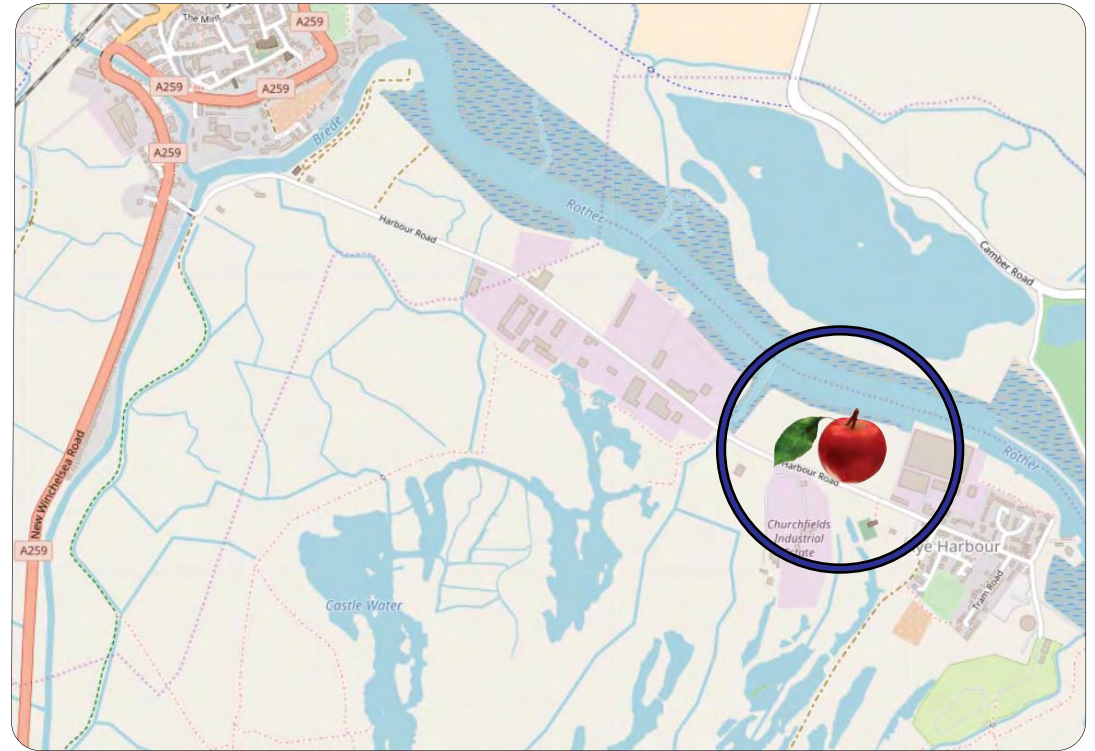
Further phases coming on line to provide over 100,000 sqft

Terms

To Let at **£6.50 per sqft** pa, plus vat. Rates payable 2020/21 £19,212 (Rateable Value £38,500)



11,500 sqft



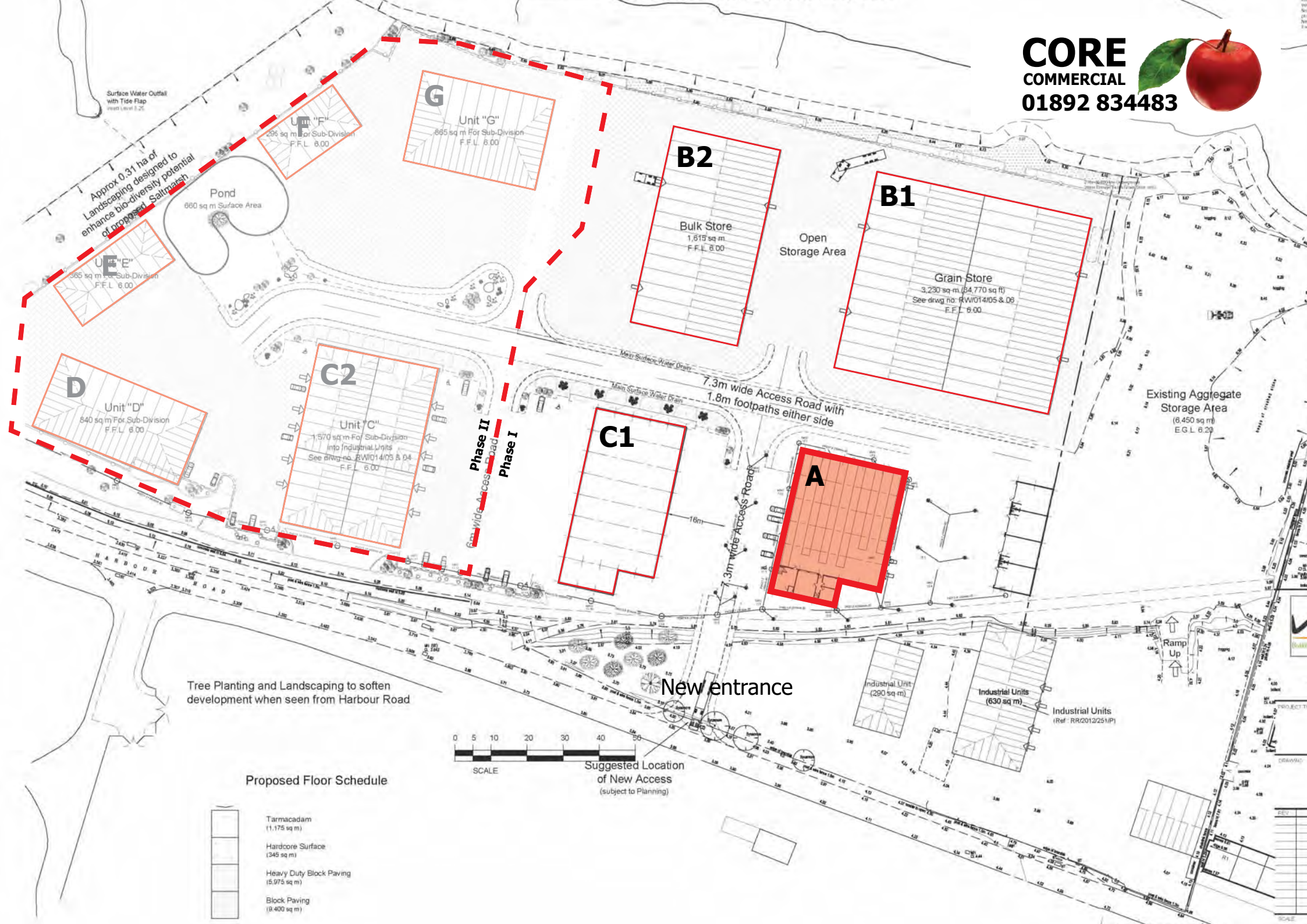

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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection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

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



Surface Water Outfall with Tide Flap
 invert Level 5.25

Approx 0.31 ha of Landscaping designed to enhance bio-diversity potential of proposed Saltmarsh

Pond
 660 sq m Surface Area

Unit "F"
 296 sq m For Sub-Division
 F.F.L. 6.00

Unit "G"
 865 sq m For Sub-Division
 F.F.L. 6.00

B2
 Bulk Store
 1,615 sq m
 F.F.L. 6.00

B1
 Grain Store
 3,230 sq m (84,770 sq ft)
 See drwg no. RW/014/05 & 06
 F.F.L. 6.00

Existing Aggregate Storage Area
 (6,450 sq m)
 EGL 6.20

Unit "E"
 285 sq m For Sub-Division
 F.F.L. 6.00

Unit "D"
 840 sq m For Sub-Division
 F.F.L. 6.00

Unit "C"
 1,570 sq m For Sub-Division into Industrial Units
 See drwg no. RW/014/03 & 04
 F.F.L. 6.00

C1

A

Phase II
 Phase I

7.3m wide Access Road with 1.8m footpaths either side

7.3m wide Access Road

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

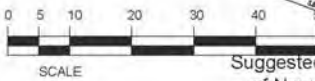
New entrance

Industrial Unit (290 sq m)

Industrial Units (630 sq m)




Industrial Units (Ref. RR/2012/251/P)

Ramp Up



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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