



Old Mears Business Park

Rye Harbour Road, Rye, TN31 7TE

Four brand new industrial units on new development.

6,550 to 41,850 sq ft
(608.51 to 3,887.99 sq m)

- Secure yard
- EV charging points
- 3-phase electrical supply
- EPC Rating 'B'
- BREEAM Rating 'Very Good'

Summary

| | |
|-----------------------|-----------------------|
| Available Size | 6,550 to 41,850 sq ft |
| Business Rates | N/A |
| Service Charge | N/A |
| EPC Rating | B |

Description

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

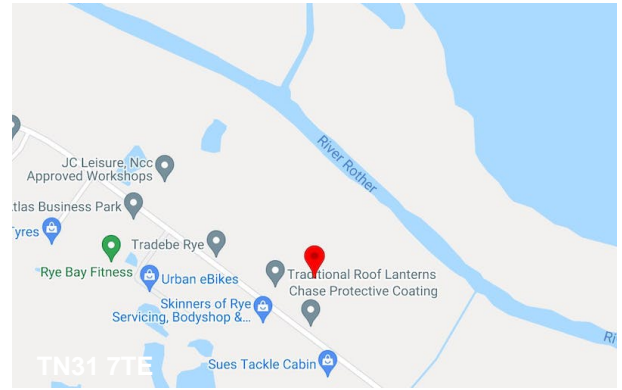
Location

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.

Accommodation

The accommodation comprises of the following

| Name | sq ft | sq m | Availability |
|---------------|---------------|-----------------|--------------|
| Unit - Unit 1 | 16,120 | 1,497.60 | Coming Soon |
| Unit - Unit 2 | 13,020 | 1,209.60 | Under Offer |
| Unit - Unit 3 | 6,550 | 608.51 | Coming Soon |
| Unit - Unit 4 | 19,180 | 1,781.88 | Coming Soon |
| Total | 54,870 | 5,097.59 | |



Viewing & Further Information



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