

PHILLIPS & STUBBS



coastal +
COUNTRY



Chase Industrial Site, Rye Harbour Road, Rye Harbour TN31 7TE

A rare opportunity to rent an entire gated and fenced industrial site located on the Rye Harbour Road offering approximately 3.9 acres (15,700 sqm) of warehousing, industrial units and hard standing. All enquiries please contact Edward Gailey at Phillips and Stubbs. Long Lease available.

- Entire Industrial Site
- Various Warehouses
- Ard Standing
- Gated And Fenced
- Small Kitchenette
- Cloakroom
- Business Rates - £82,500 per annum
- EPCs For Each Warehouse Available
- Long Lease Available
- Vacant Plot
- Approximate 3.9 Acres In Total

£200,000 Per Annum



Viewing Arrangements : Strictly by appointment with Phillips & Stubbs

Important Notice: Phillips & Stubbs, their clients and any joint agents give notice that: 1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on our own behalf or on behalf of their clients or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. These particulars have been provided in good faith and, whilst we endeavour to make them accurate and reliable, if there are any points of particular importance to you please contact our office and we will make further enquiries on your behalf. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents regarding alterations. Phillips and Stubbs have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise. All contents, fixtures, fittings and electrical appliances are expressly excluded from the sale unless specifically mentioned in the text of the sales particulars. A wide angle lens has been used in the photography.

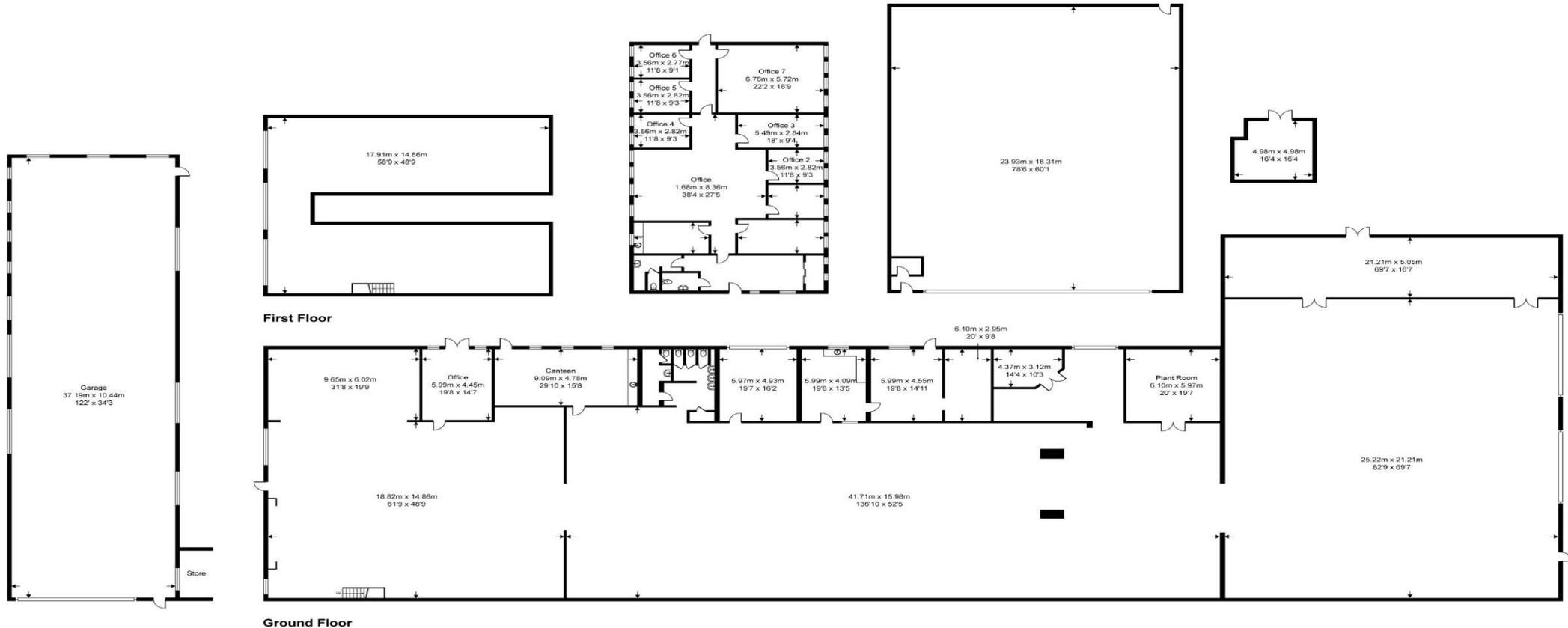
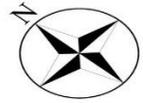
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Rye Harbour Road

Approximate Gross Internal Area = 2149.5 sq m / 23138 sq ft (excludes store)
 Approximate Garage Internal Area = 388.1 sq m / 4178 sq ft
 Approximate Outbuildings Internal Area = 713.4 sq m / 7679 sq ft
 Approximate Total Internal Area = 3251 sq m / 34996 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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