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Warehouse
For Sale
in Rye Harbour

Rycon Warehouse, Harbour Road, Rye Harbour, East Sussex, TN31 7TE

Warehouse For Sale in Rye Harbour

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Rycon Warehouse, Rye Harbour, East Sussex, TN31 7TE

- Rare opportunity to acquire a detached **freehold** warehouse on Harbour Road in Rye.
- Secure single storey warehouse extending to approximately **17,814 sqft** (1,655m^2) and detached single-storey office space measuring approximately **1,335 sqft** (124.10m^2).
- **Generous yard** and plentiful parking, with convenient access from two entrances.
- Steel portal frame construction with **good eaves height** (4m-6.4m).
- Well-positioned in **Rye Harbour Industrial Estate**, with strong regional connectivity.
- The property will appeal to occupiers requiring **coastal access**, or investors seeking **long-term income** potential in a prime South-East location.

Guide Price £2,500,000

020 8159 0500

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Warehouse For Sale in Rye Harbour

Rycon Warehouse, Rye Harbour, East Sussex, TN31 7TE

Property Description

A substantial detached industrial warehouse with separate office space, prominently positioned on Harbour Road within the established Rye Harbour Industrial Area.

The property provides approximately 17,814 sqft (1,655m^2) of single-storey warehouse accommodation, constructed from a traditional steel portal frame with profile-clad elevations and an eaves height ranging from 4m to 6.4m.

In addition, there is a detached single-storey office building extending to approximately 1,335 sqft (124.10m^2) offering a boardroom, private offices, WC facilities, kitchen, and shower room.

The warehouse benefits from three-phase power, lighting and mains services, along with a solid concrete floor suitable for heavy goods and palletised storage. The site has two separate road access points, providing excellent circulation and efficient access and exit for HGVs and delivery vehicles.

Access to the warehouse is via two wide roller-shutter loading doors, with a forecourt and yard providing ample space for loading, parking, and vehicle turning. The site is securely enclosed with perimeter fencing and gated access.

Well-positioned for occupiers seeking coastal access, or investors looking for long-term income potential in a strong South-East location.

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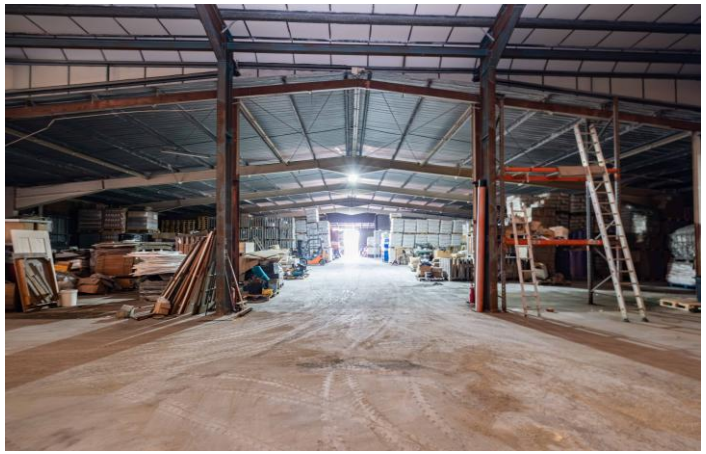

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Property Location

The property occupies a freehold site within the well-established Rye Harbour Industrial Estate forming part of a thriving mixed commercial and industrial district.

The estate is accessed via Harbour Road, which connects directly to the A259 coastal trunk road, providing convenient access to Hastings (10 miles west), Ashford (15 miles east), and the wider South Coast network.

The A259 also links to the M20 motorway and Ashford International rail hub, offering routes to London, the Channel Tunnel, and Kent ports.

Rye Harbour Industrial Estate benefits from good on-site circulation and loading facilities, with ample parking and access for HGVs via Harbour Road.

The area accommodates a diverse mix of warehousing, logistics, marine supply, and light industrial occupiers – many serving the local port and coastal industries.

The property lies a short distance from the Rye Harbour Nature Reserve and Rye Wharf, an operational riverside facility that continues to handle light commercial shipping and marine trade, further underlining the area's ongoing economic vitality.

Rye is an attractive and historic town with a strong local workforce and amenities including supermarkets, cafes, and rail services to Ashford International and Brighton. The location offers a strategic South Coast position within easy reach of major population centres and transport routes to mainland Europe.

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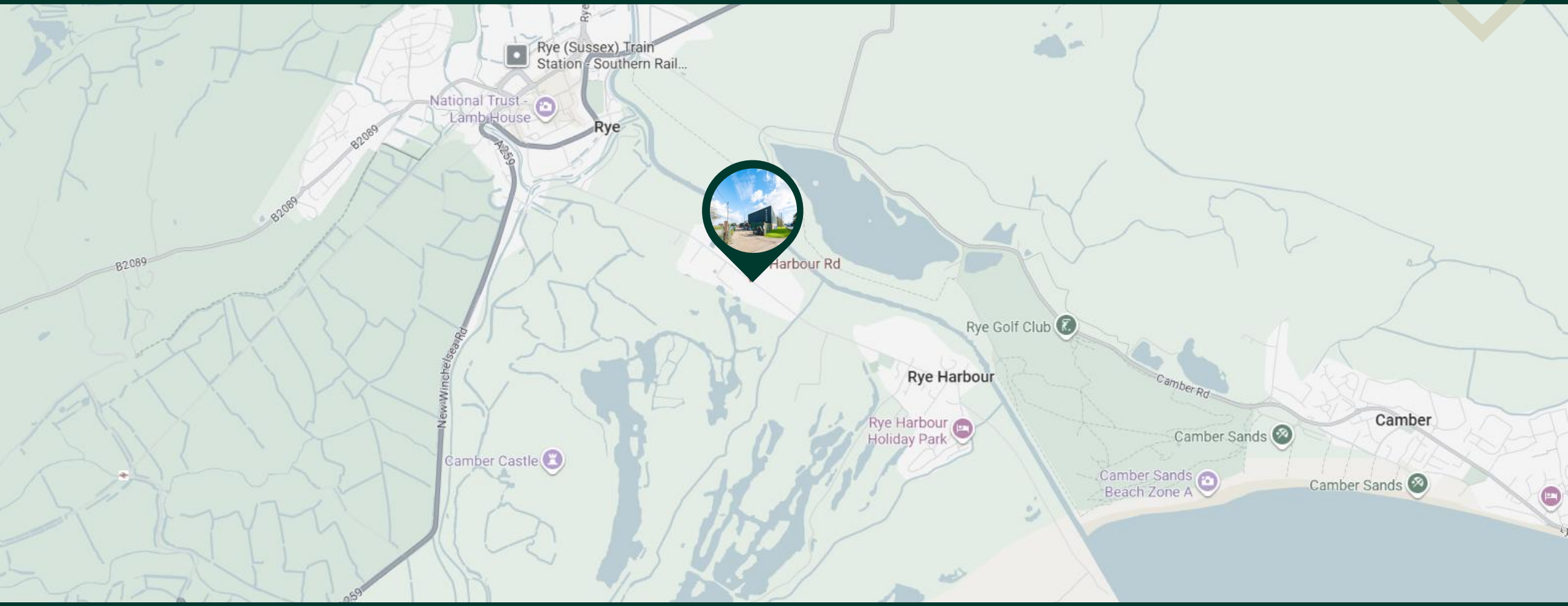

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Terms
A guide price of **£2,500,000** is advised for the freehold interest.

VAT
We understand that VAT will not be charged by the seller.

Schedule of Accommodation

Accommodation	Sq ft	Sq m
Total Warehouse Area	16,440	1,528
Storage Area	1,371	127.4
Offices	1,336	124.1
Total	**19,147**	**1,779**

Business Rates
We understand that rates payable for the property for 2025/26 are approximately £34,250.

EPC
EPC Certificates can be provided upon request.

Further Information
Further information can be provided upon request.

Viewings
Viewings are by appointment only.

Please contact us on **020 8159 0500** or **info@hoskingfrancis.com** for further information or to arrange a viewing.

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