

145 South Undercliff

Rye, East Sussex TN31 7HW

**Mixed Use
Office/Warehouse
To Let**

Guide Price:
£70,000 Per Annum





Executive Summary

- **Property Type:** Mixed-use – offices and workshop/business space
- **Size:** Approx. 736 sq m (7,922 sq ft)
- **Location:** Prominent position in Rye, East Sussex
- **Address:** 145 South Undercliff, Rye, TN31 7HW
- **Tenure:** Offered with vacant possession
- **Opportunity:** Flexible occupation or investment potential



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About South Undercliff

A versatile commercial property of approximately 7,922 sq ft, offering a mix of office and warehouse accommodation. Situated in the unique and picturesque Rye location, the premises benefit from on-site customer and staff parking and immediate availability.

Key Features

- Approx. 7,922 sq ft of adaptable workspace
- Class E use – suitable for a wide range of business types
- Combination of office and warehouse accommodation
- Customer and staff parking on site
- Attractive Rye location
- Available for immediate occupation
- Current rateable value: £18,250
- Access to south coastal towns via the A259.

Opportunity

This property represents a rare opportunity to secure flexible workspace in Rye. The mix of office and warehouse accommodation, alongside parking provision, makes it well-suited to a variety of occupiers. The property is strategically positioned with direct access from the A259, facilitating straightforward transit west towards Hastings and east towards Folkestone. Its immediate availability ensures that businesses can take advantage of the space without delay.





Location

Situated in a highly visible position on South Undercliff, the property benefits from strong connectivity within Rye and to the wider East Sussex area. The Rye area is well established as a commercial and business hub, while Rye itself offers excellent transport links to Hastings, Ashford and beyond.

Its strategic location makes the building attractive to local enterprises, regional businesses, and investors seeking property with long-term growth potential.



Further Information:

TENANCIES:

Immediate vacant possession

VAT:

Not applicable

PROPOSAL:

£70,000 Per Annum

VIEWINGS:

Viewings are available upon request



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