

# Links End

Camber Road, Rye, Kent TN31 7QS



- Detached Workshop with Road Profile
- Total Approx. Site Area of 0.80 Acres
- For Uses Within Use Classes B2, B8 and E(g)(iii)
- Backing onto North Point Lake

Industrial/ Workshop Unit  
**TO LET**  
373.9 m<sup>2</sup> (4,024 sq ft) approx.

## LOCATION

The property is located around 1 mile from the town of Rye, a picturesque and Cinque Port Town in East Sussex. It is positioned on a prominent position directly from Camber Road backing on to North Point Lake.

## DESCRIPTION

The property comprises a detached industrial/workshop building of brick elevations beneath a pitched asbestos roof overlaid with profile steel sheeting. It is arranged as an open workshop which has been extended over time to create additional storage, office and staff areas which incorporate a kitchen and toilets.

It is finished to a modest specification, the workshop having a concrete floor and pendant lighting. The offices and staff areas having a suspended ceiling with diffused lighting.

We are informed the property is connected to mains supplies of electricity and water. There is no gas.



## ACCOMMODATION

Having measured the property, we calculate it to have the following approximate floor areas:

Floor	Description	Area (m <sup>2</sup> )	Area (sq ft)
Ground	Workshop	270.1	2,907
	Offices/ Stores	103.8	1019
Total		373.9	4,024

Externally, the property sits on a total site area of 0.80 acres being a mix of hard standing and grassland.

## TERMS

The property is available to let by way of a new Lease for a term to be agreed.

## RENT

Our client is seeking a rent of £24,000 per annum (exclusive).

## USE

It is anticipated that the property can be used with Use Classes B2, B8 and E(g)(iii) – formerly B1.

Alternative uses may be considered (subject to the necessary consents)

## DEPOSIT

A deposit equivalent to a minimum of three months rent will be held for the duration of the term.

## BUSINESS RATES

To be the responsibility of the Tenant. The property has been assessed as follows:

Warehouse & Premises £14,500

## INSURANCE

The Landlord will insure the building with the Tenant responsible to reimburse the annual premium.

## LEGAL COSTS

Each party are to bear their own legal and professional fees.

## PLANS

Any plans shown are for indicative purposes only.

## VAT

Value Added Tax (VAT) is not payable on the rents.

## EPC

The property has been assessed with Band D (99). A copy of the assessment can be provided upon request.

## 1967 MISREPRESENTATION ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract. Any Tenant must satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars.

## VIEWINGS

Strictly by prior appointment through sole agents:

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