



UNIT 5, THE IRON WORKS, ROCK CHANNEL
RYE, EAST SUSSEX, TN31 7HW

ANDERSON
 HACKING

UNIT 5, IRON WORKS, SOUTH UNDERCLIFF, RYE, TN31 7HW

A centrally located commercial premises offering a number of units for rent in the heart of Rye, located off the A259.

- Commercial E and B8 Use
- Office and/or Workshop space
- Phase 3 Electric Supply
- Allocated parking space per unit

Unit 5 The Iron Works is a commercial premises situated on the corner of South Undercliff and Fishmarket Road on the main A259 coast road that runs through the Ancient Cinque Port town of Rye.

The property is accessed from Fishmarket Road via the Rock Channel over a concrete hard standing area providing access to a car parking area at the side of the property.

The building is currently divided into a number of self contained units that can be used for commercial E and B8 use.

Unit 5 – Offers 1005 sq. ft. accommodation with self-contained double door access from Rock Channel. This property has 3 phase electric supply and has been used previously as a Pizza delivery kitchen and private dining club room. The unit has the extractor unit still in situ from when it was being used as a commercial kitchen. Available from 1st January 2026.

Each unit will benefit from a single parking space, although additional space can be offered by separate negotiation.





General Information

EPC : Band E

Services: Mains Water, Mains Drainage, Mains Electricity

Broadband Speed: Up to 93 Mbps (source Uswitch)

Mobile Coverage: 4G coverage with EE, Three, Vodafone and O2

Local Authority: Rother District Council Tel: 01424 787000

Viewing: Strictly by appointment with agents – Anderson Hacking Ltd on 01797 224852

Lease Terms

A new lease on full repairing and insuring terms outside the provisions of the Landlord & Tenant Act 1954.

Lease lengths offered: 12 months

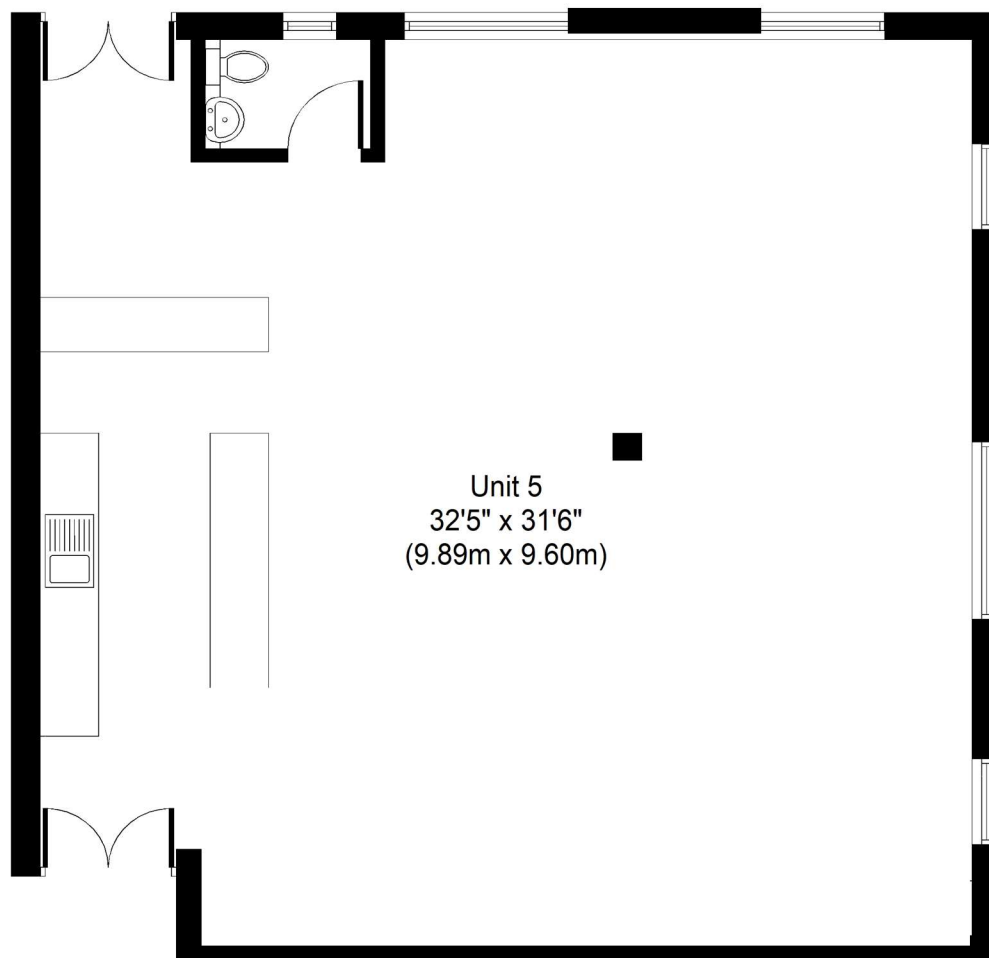
Unit 5 Rent: £13,800 per annum

Business rates and all service costs are payable per unit by respective tenants.

Permitted Hours is 24 hours daily Monday to Sunday. Tenants shall not use driven machinery or power tools other than between the hours of 7am – 7pm Monday to Friday and 7am – 1pm on Saturdays.

Situation: The Iron Works is situated on the edge of the historic citadel within walking distance of the centre of the Ancient Cinque town of Rye, renowned for its historical associations, medieval fortifications and fine period architecture. As well as its charm and history, the town has a comprehensive range of shopping facilities and an active local community, with the arts being strongly represented; Rye Arts Festival and Rye International Jazz and Blues Festival are both held annually and a two screen cinema complex provides a local art hub.

Travel and Transport: Rye train station offers direct links to the high-speed service from Ashford to London St Pancras (37 minutes) and links to Eurostar trains from Ashford International. The M20 can be joined at Ashford via the A259 with connections to the M25 and Dover Ferry Port. The A268 links directly to the A21 one of the main road portals in the area to the M25.



Approximate Floor Area
1005 Sq. ft.
(93.4 Sq. m.)

Agents Notes:

Prospective purchasers are advised to conduct their own investigations through their own solicitors and surveyors. These details should be considered only as an indication to assist when deciding whether to view or not. While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact Anderson Hacking, and we will endeavour to check the position for you. Equipment and the electrical circuits have not been tested, nor the heating, plumbing or drainage systems. Therefore we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Measurements given are approximate room sizes only, and are intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Purchasers should check that the land offered is the 'whole or part of' the parcel indicated in the land registry plan. Prospective purchasers are advised to check the boundaries as indicated against the established boundaries on the ground and any land registry documents before proceeding.

Under Money Laundering Regulations, Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Particulars Dated: December 2025

Photographs Dated: August 2025

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