



GUILDCREST ESTATES



52 Maple Leaf Business Park, Manston, Ramsgate CT12 5GD

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£800 Per month

Welcome to this fantastic Light Industrial unit located in the sought-after Maple Leaf Business Park in Manston, Ramsgate. This property is perfect for those looking for a storage and distribution hub with easy access to the motorway.

This unit features a spacious storage area, ideal for storing equipment, inventory, or any other essentials for your business operations. This adds great value to the property, ensuring that all your storage needs are met efficiently, with pedestrian door, WC for convenience, an electric-operated roller shutter door for easy access, and a mezzanine floor perfect for office space. The forecourt parking adds to the convenience of this unit, making it ideal for businesses that require easy loading and unloading of goods.

Situated in a prime location within the business park, this Industrial unit offers great potential for businesses looking to establish or expand their operations. Don't miss out on this opportunity to rent this unit that could take your business to the next level.

Long Lease available
Steel Frame
Service Charge £350 + vat
Deposit £800 (Payable once referencing is





complete)
Rent £800 PCM
Business Rates TBA
Small Business Rate Relief Available
Building Insurance contribution will apply.



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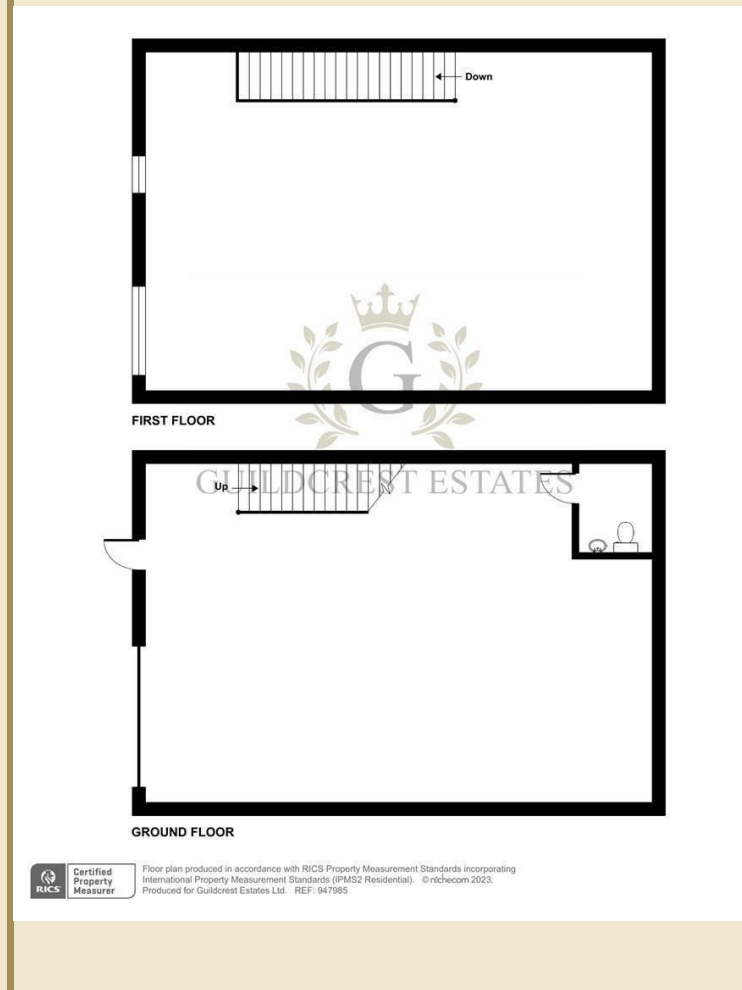
Key Features

- AVAILABLE NOW
- 2000 SQ FT
- MEZZANINE
- FORECOURT PARKING
- POPULAR BUSINESS PARK
- LONG LEASE AVAILABLE

Important Information

Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

£800 Per month



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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