



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





GUILDCREST ESTATES

Maple Leaf Business Park,  
Manston, Ramsgate CT12 5GD

**£175,000**

Guildcrest estates are pleased to present this light industrial unit on the popular and well sought after Maple Leaf Business park.

This mid terrace steel framed light industrial unit has insulated ,deep profile, composite cladding which makes them low maintenance and aesthetically pleasing . It comes with a full mezzanine floor and electrically powered roller shutter door, separate pedestrian door, WC and forecourt with parking for 3 cars.

The unit benefits from mains water supply and drainage ,fibre broadband connection and 3 phase power supply.

The unit is classed B2 & B8 usage.  
Restrictions apply to motor trade .

This unit is 2000Sq Ft .

Service Charge £350 + vat yearly .

Business Rates TBA

Small Business Rate Relief Available

Steel Frame

Freehold







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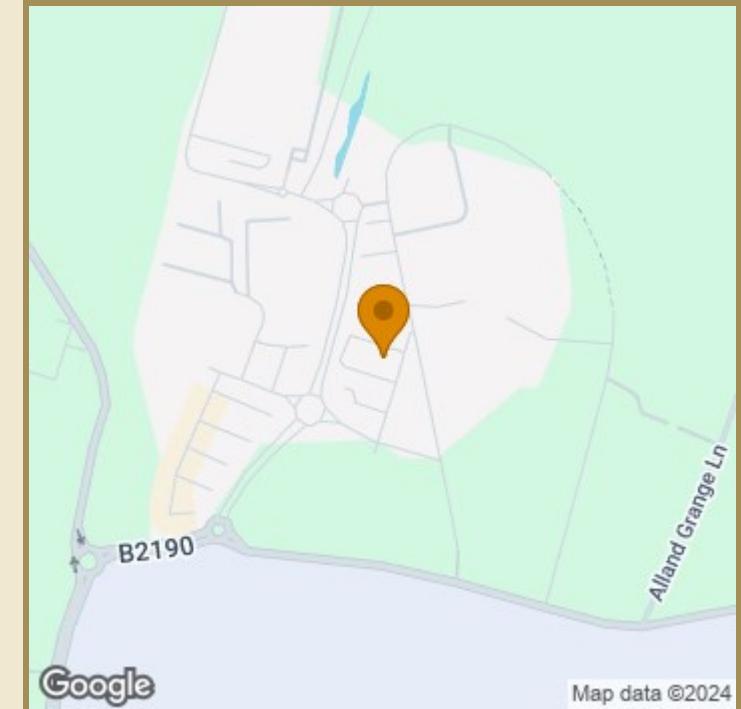
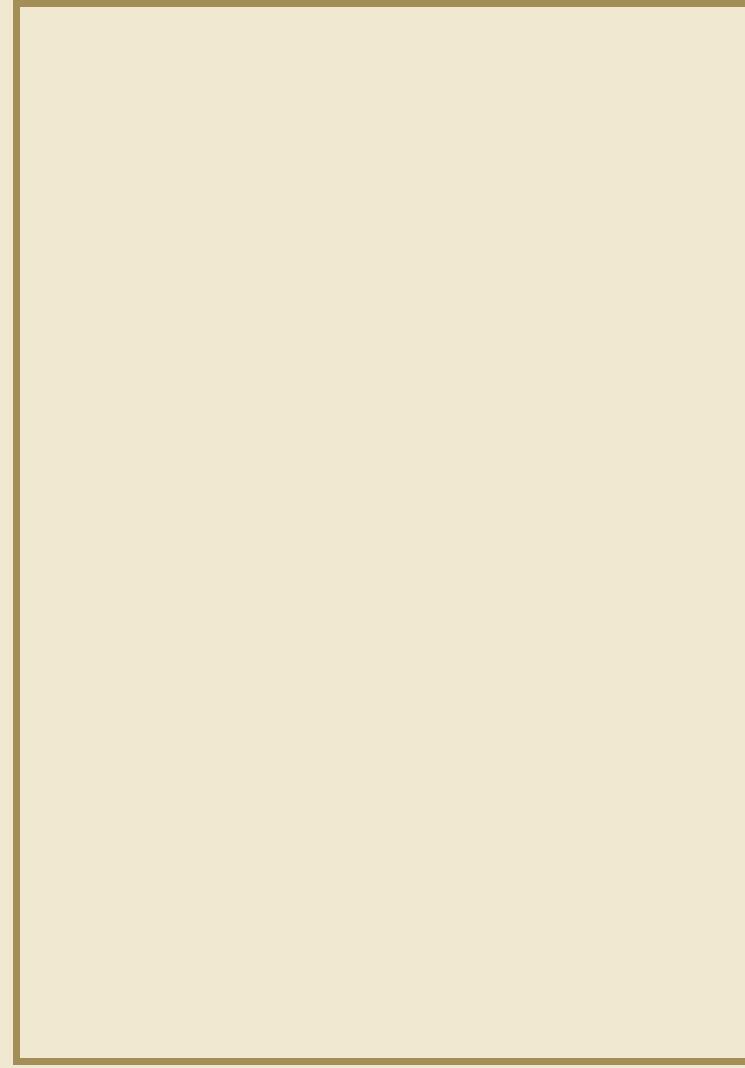
## Key Features

- Mid Terrace Light Industrial Unit
- 3 Parking Spaces
- Electrically Operated Roller Shutter
- WC
- 2000SQ FT
- B2-B8 Usage
- Established Trade Site
- Restrictions for Motor Trade

## Important Information

Freehold  
Industrial Unit  
2000.00 sq ft  
Council Tax Band  
EPC Rating

£175,000



Google

Map data ©2024

| Energy Efficiency Rating  |                         | Environmental Impact (CO <sub>2</sub> ) 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                     |                         |  |           |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |  |           |
| England & Wales   | EU Directive 2002/91/EC |  |           |
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