



GUILDCREST ESTATES



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

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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



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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