



GUILDCREST ESTATES



Unit 35 The Oaks
Ramsgate CT12 5FN





GUILDCREST ESTATES

**The Oaks
Ramsgate CT12 5FN
Offers in excess of
£199,500**

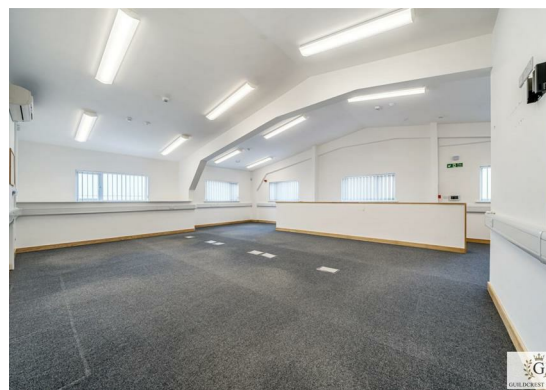
**NEED NEW OFFICE /BUSINESS
PREMISESAVAILABLE NOW
!!!!!!!!!!!!!!**

With a trusted and respected reputation within the commercial property sector, we are proud to present to the commercial sales market.

This Light Industrial office conversion is not to be missed . With easy access to the A299 Thanet Way, this prime location provides a link with Ramsgate New Port only 5 miles east, and the site's proximity to the Channel Ports, along with Kent International Airport and high-speed rail links at Thanet Parkway Station, makes it an ideal hub for trade and commerce. Elevate your business to new heights with the unbeatable accessibility .

This spacious end terrace steel framed light industrial unit comes with it's very own CCTV ,Electric operated roller shutter door aswell as a glazed frontage and separate pedestrian door, solar





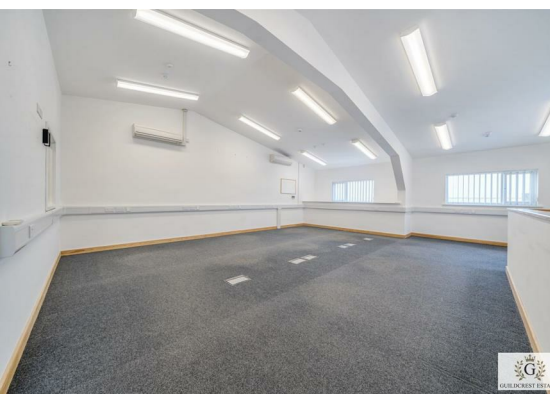
panels ,forecourt parking for 3 vehicles and further parking to the side of the unit for 2 vehicles .
Ground floor storage with kitchen and 2 WC's . Air conditioning throughout the unit . Fully carpeted on both floors. First floor has full mezzanine with large open plan office conversion including a separate office .

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 just under 2000Sq Ft .

Service charge £350





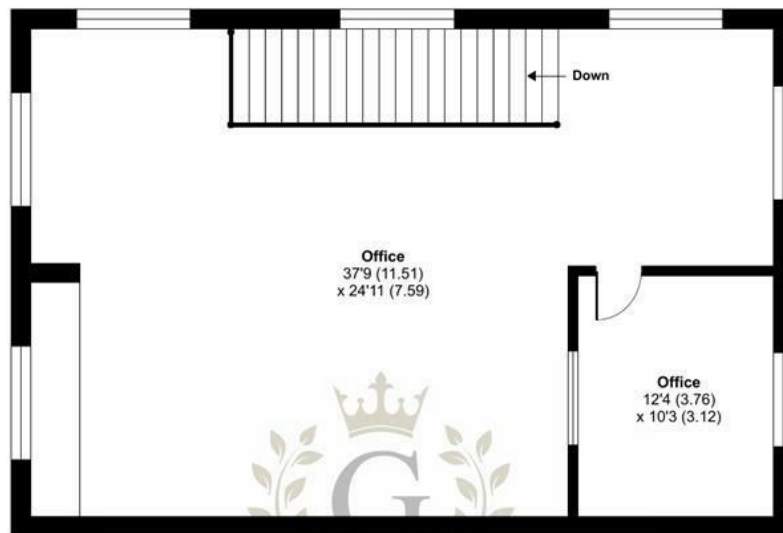
The Oaks, Ramsgate, CT12

Approximate Area = 1900 sq ft / 176.5 sq m

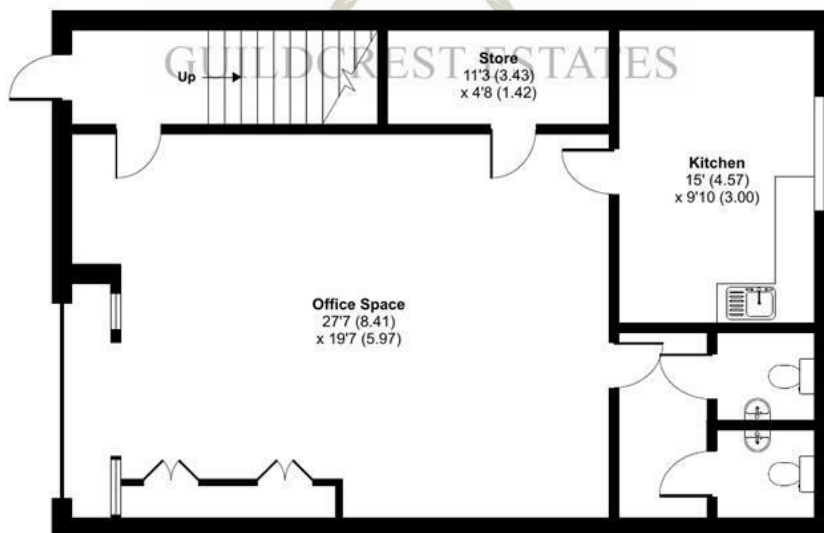
For identification only - Not to scale



GUILDCREST ESTATES



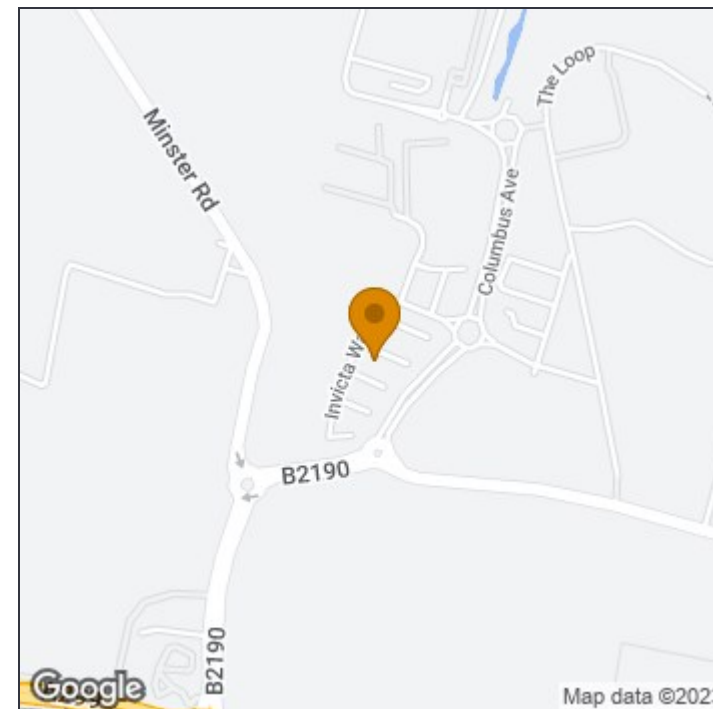
FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Guildcrest Estates Ltd. REF: 993460



Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Manston Commercial
The Sales Suite, Office 4 Maple Leaf, Kent, 01843
588215
T: 01843 272 200