



GUILDCREST ESTATES



**Unit 35 The Oaks  
Ramsgate CT12 5FN**





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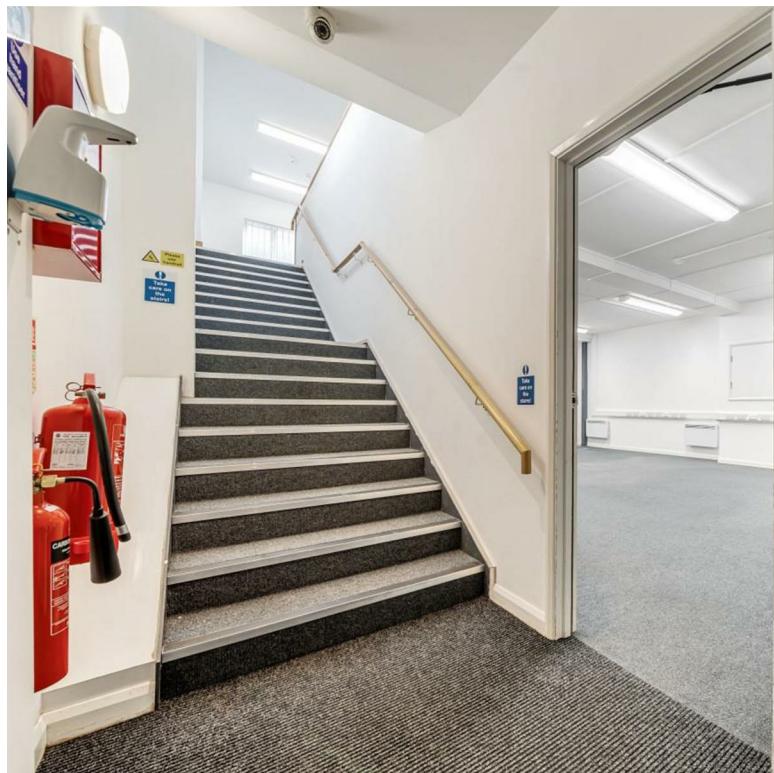
**The Oaks**  
**Ramsgate CT12 5FN**  
**Offers in excess of**  
**£199,500**

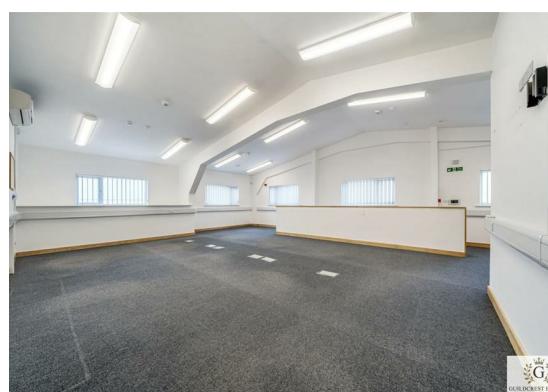
NEED NEW OFFICE /BUSINESS  
PREMISES .....AVAILABLE NOW  
!!!!!!!!!!!!!!

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 .

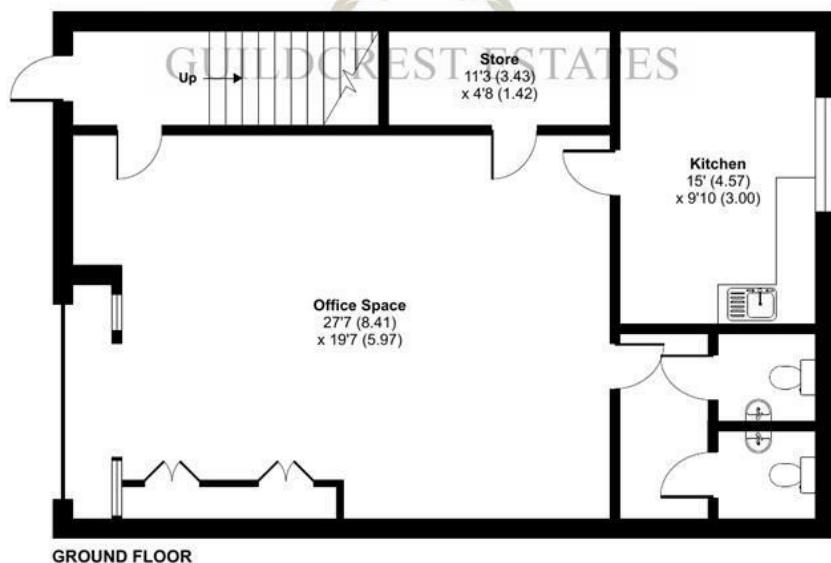
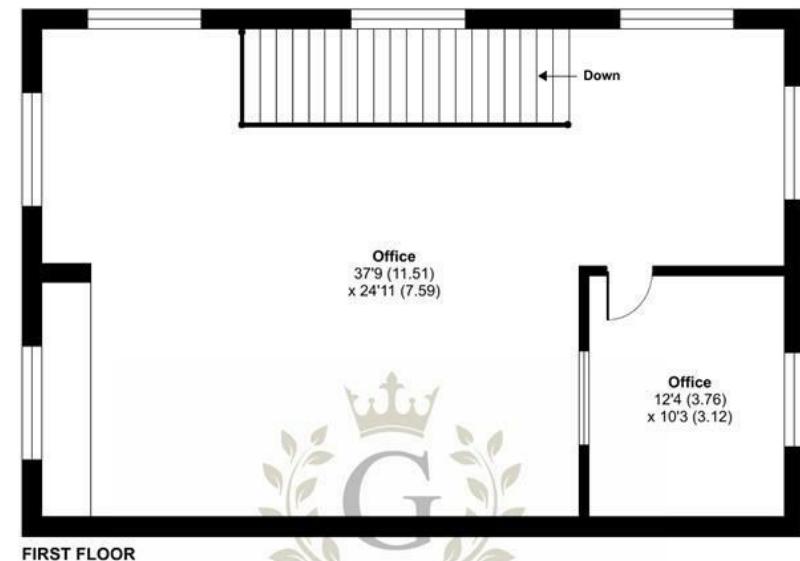
This unit is just under 2000Sq Ft .

Service charge £350

# The Oaks, Ramsgate, CT12

Approximate Area = 1900 sq ft / 176.5 sq m

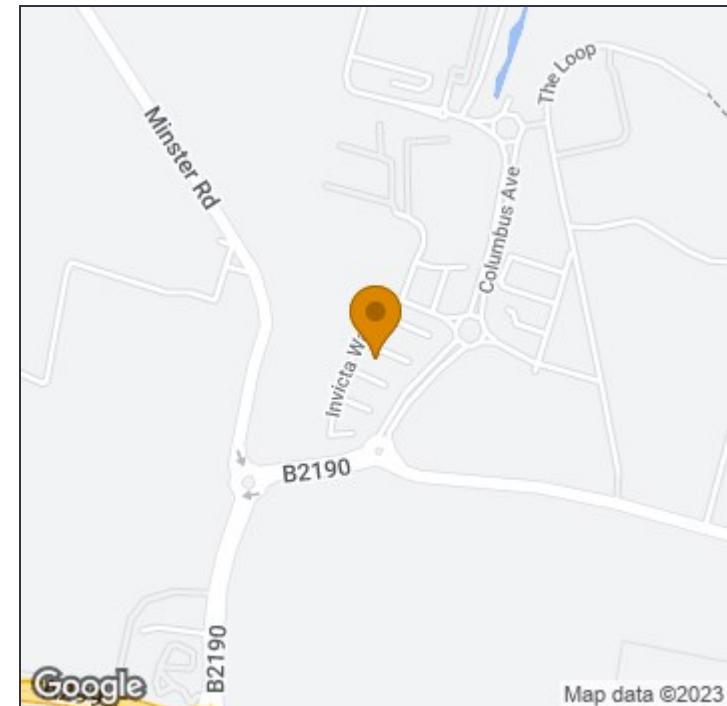
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2023.  
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