



GUILDCREST ESTATES



**117 Maple Leaf Business Park  
Ramsgate CT12 5GD**



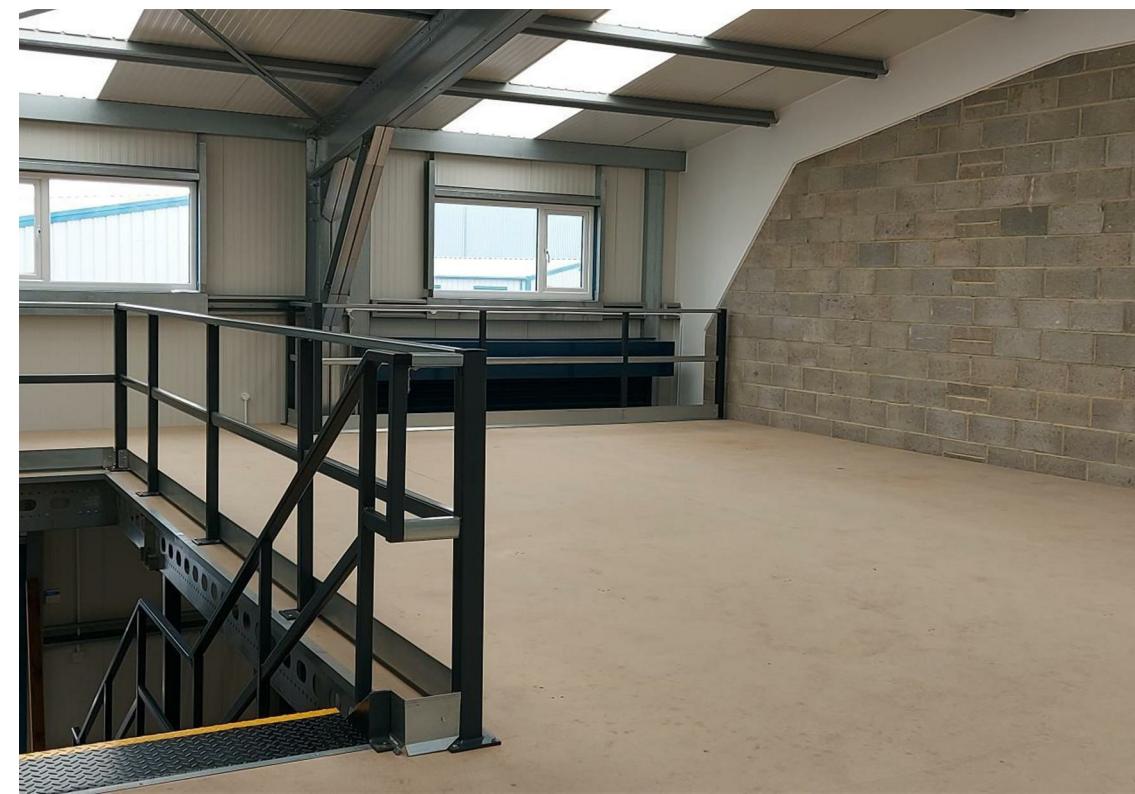
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**Maple Leaf Business Park  
Manston, Ramsgate, CT12  
5GD  
£950 Per month**

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

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 and strategic location of Manston 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 .  
Stock Images used for illustration.

This unit is 2000Sq Ft .

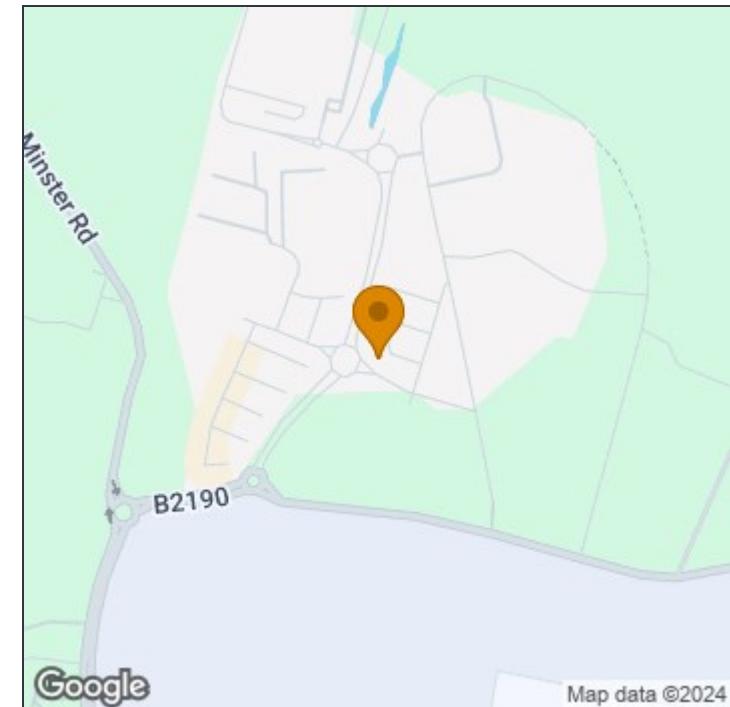
Service Charge £350 + vat yearly .  
Deposit £950  
Rent £950 + vat

Business Rates TBA  
Small Business Rate Relief Available  
Steel Frame





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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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