



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



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GUILDCREST ESTATES

Maple Leaf Business Park,
Manston, Ramsgate CT12 5GD

£1,495 Per month

Welcome to this fantastic industrial unit located in the popular Maple Leaf Business Park in Manston, Ramsgate. This property boasts a spacious open plan office area, perfect for fostering creativity and collaboration among your team. Additionally, there is a private office for those moments when you need to focus and work without distractions.

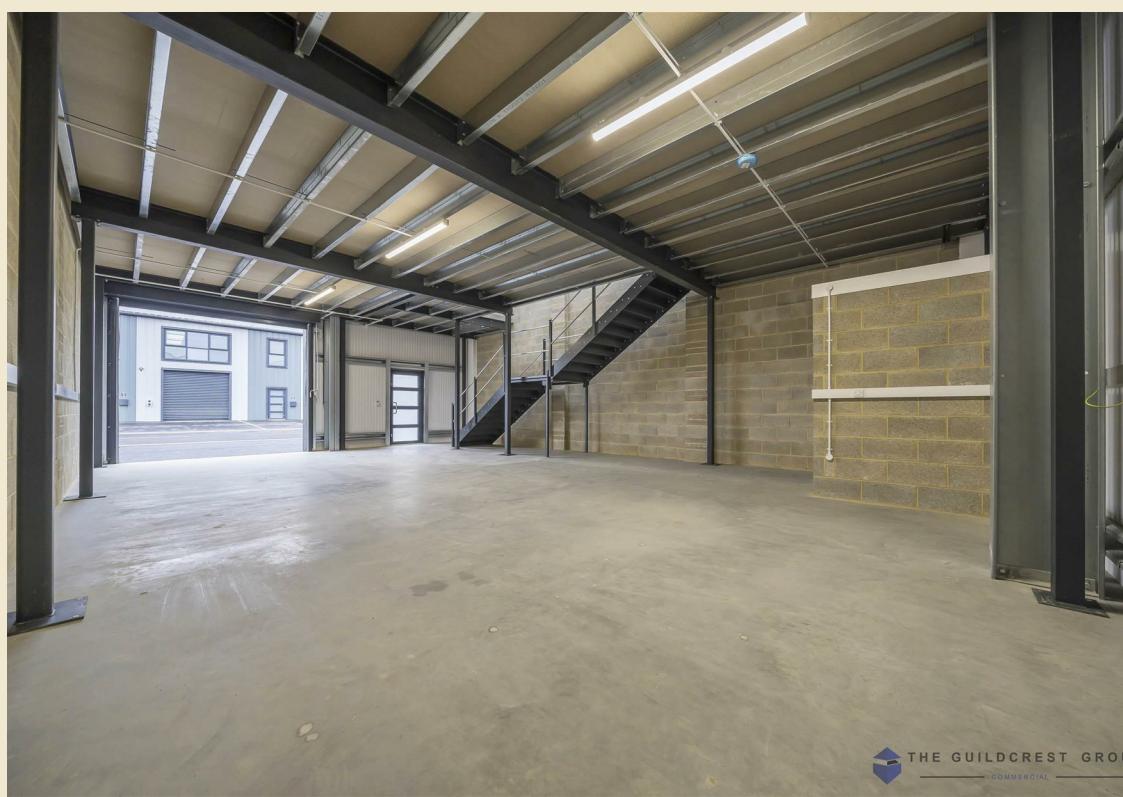
One of the highlights of this property is the ample parking available, ensuring convenience for both employees and clients. The roller shutter door provides easy access for deliveries and the storage/warehouse on the ground floor offers plenty of space to store your inventory or equipment securely.

The presence of a fitted kitchen is a great convenience, allowing you to prepare meals and snacks without having to leave the premises. Moreover, the inclusion of W.C's on both the upper and lower floors adds to the practicality and comfort of this industrial unit.

Overall, this property at Maple Leaf Business Park offers a blend of functionality and comfort, making it an ideal space for your business to thrive. Don't miss out on this opportunity to establish your presence in this vibrant business park in Manston, Ramsgate.



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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.

Rent £1495 + VAT

Deposit £1495

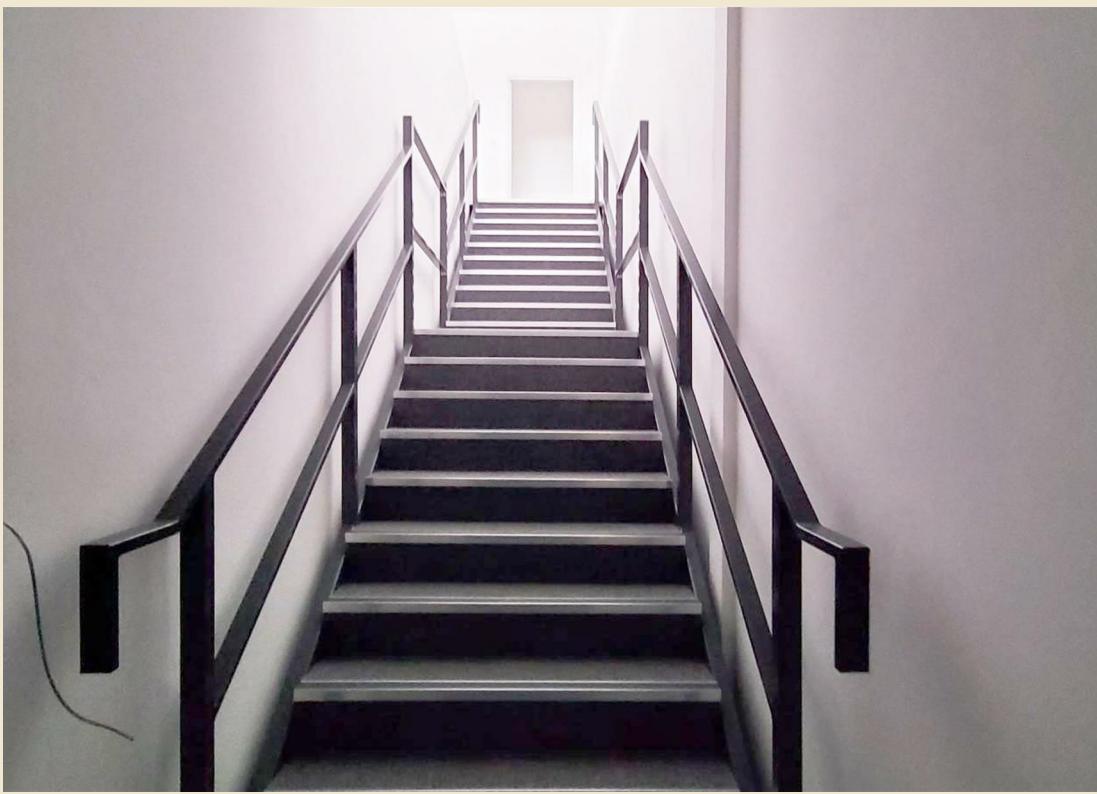
£350 + VAT Maintenance charge

Contribution to buildings Insurance

Business Rates TBA

Small Business Rate Relief Available

Steel Frame





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Key Features

- FIRST FLOOR OFFICE CONVERSION
- FORECOURT PARKING
- FULLY FITTED KITCHEN
- W.C
- OPEN PLAN OFFICE SPACE
- PRIVATE OFFICE

Important Information

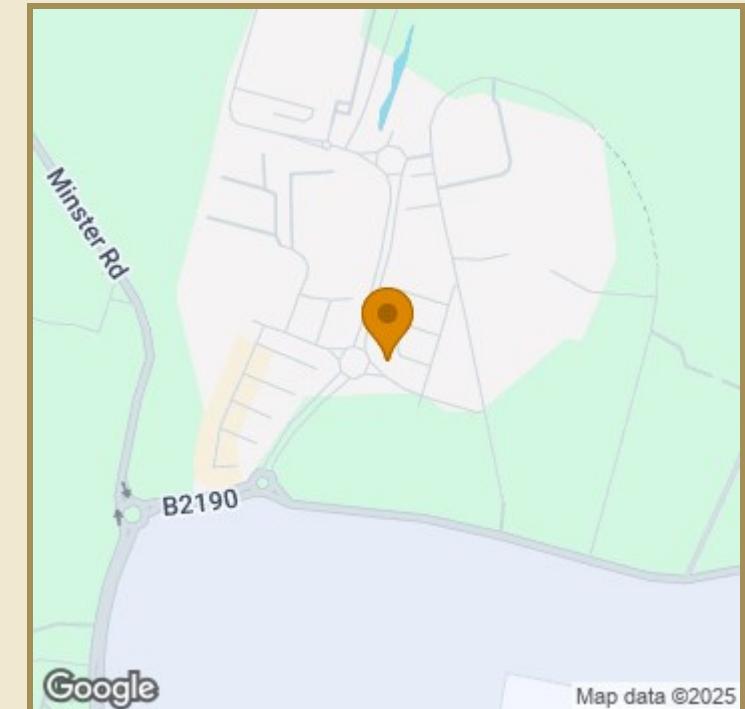
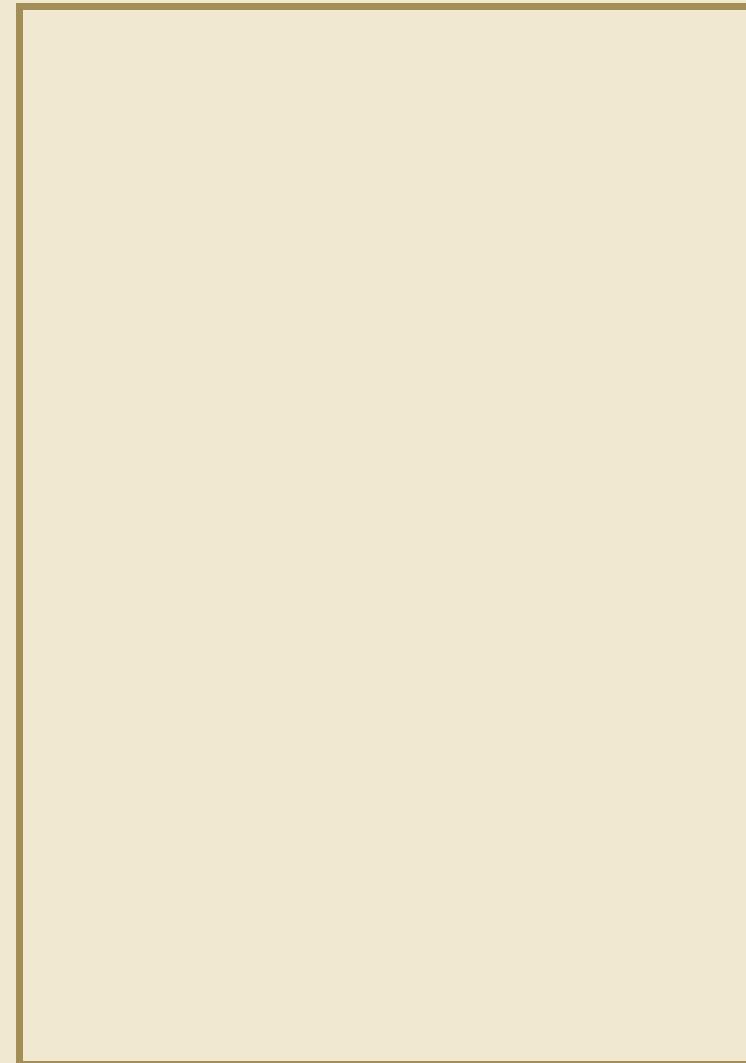
Industrial Unit

sq ft

Council Tax Band

EPC Rating

£1,495 Per month



| Energy Efficiency Rating | | Environmental Impact (CO ₂) 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 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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Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

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