



GUILDCREST ESTATES



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



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£1,950 Per month

Fantastic Light Industrial unit located in the Maple Leaf Business Park, Manston, Ramsgate.

This unit boasts ample parking space for 6 vehicles or more, making it convenient for both employees and clients. The large light industrial unit features an electrical roller shutter and a pedestrian door, with just under 4,000 Sq Ft, providing easy access for deliveries and foot traffic.

Inside, the open-plan ground floor is equipped with 3 phase electricity, catering to a variety of industrial needs. The first floor includes a full mezzanine, offering additional space for storage or operations. The open-plan office space is complemented by two private offices, fully air-conditioned and carpeted for comfort.

Furthermore, the property includes a spacious WC and a fitted kitchen, ensuring that all your needs are met within the premises. A long lease is available for those looking for stability and commitment.

With the unit ready for immediate occupancy, you can swiftly set up your operations and start working without delay. The additional parking for 6 or more vehicles is a valuable asset in a bustling business park like Maple Leaf, which also benefits from excellent





transport links.

Don't miss out on this opportunity to establish your business in a prime location with all the amenities you could ask for. Contact us now to arrange a viewing and secure this remarkable industrial unit for your business needs.

Rent £1,950 PCM

Deposit £1,950

Service charge £350 + vat P.A

Business Rates TBA





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Key Features

- AVAILABLE NOW
- LARGE INDUSTRIAL UNIT
- MANSTON BUSINESS PARK
- OPEN PLAN WITH OFFICES
- 3 PHASE INSTALLED
- AIR CONDITIONING
- AMPLE FORECOURT PARKING
- LONG LEASE

Important Information

Industrial Unit
4000.00 sq ft
Council Tax Band
EPC Rating

£1,950 Per month



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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