



GUILDCREST ESTATES



Unit 2 Merlin Business Park, Manston, Ramsgate CT12 5HW



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Merlin Business Park, Manston,
Ramsgate CT12 5HW

£1,000 + VAT PCM

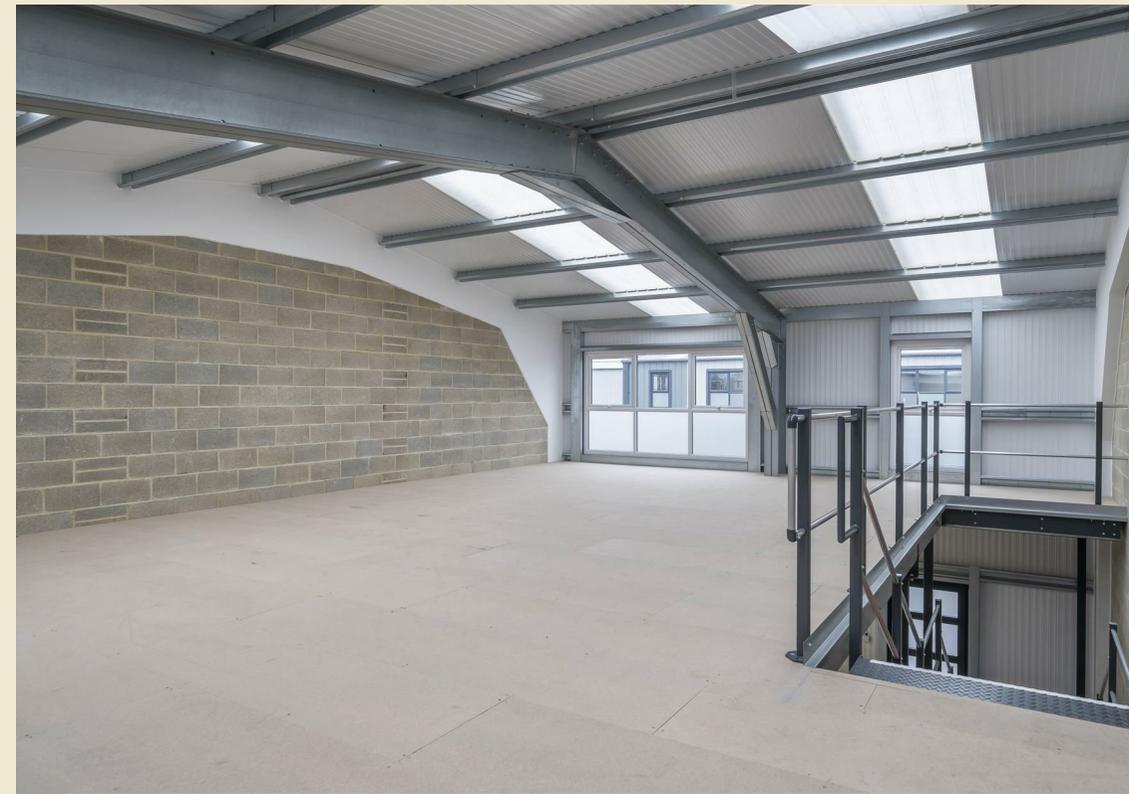
Unlock endless possibilities for your business at Merlin Business Park, located at the heart of Thanet in East Kent just 15 miles from the M2 motorway.

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 Merlin Business Park.

This new light industrial unit boast a sleek steel frame and deep profile composite cladding, making them both low-maintenance and aesthetically pleasing. With a full mezzanine floor, an electrically-powered insulated door, a separate pedestrian door, and WC, you'll have everything you need to run your business efficiently. Plus, with a spacious forecourt that accommodates parking for up to three cars, you can be sure that your team and clients will always have a convenient place to park.

Usage Class

This unit is classified as B2/B8 (Restrictions apply to motor trade.)





Available Spring 2026

Annual Service Charge- £400
Rent - £1,000 + VAT pcm
Deposit: Amount to be confirmed, subject to satisfactory credit and reference checks.
Buildings insurance contribution required
Business Rates TBA
Small Business Rate Relief Available
Steel Frame





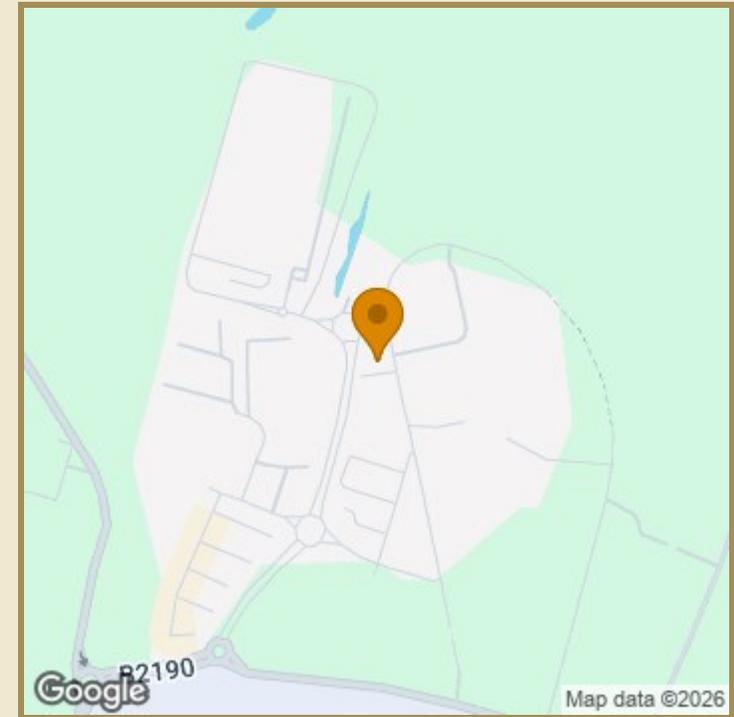
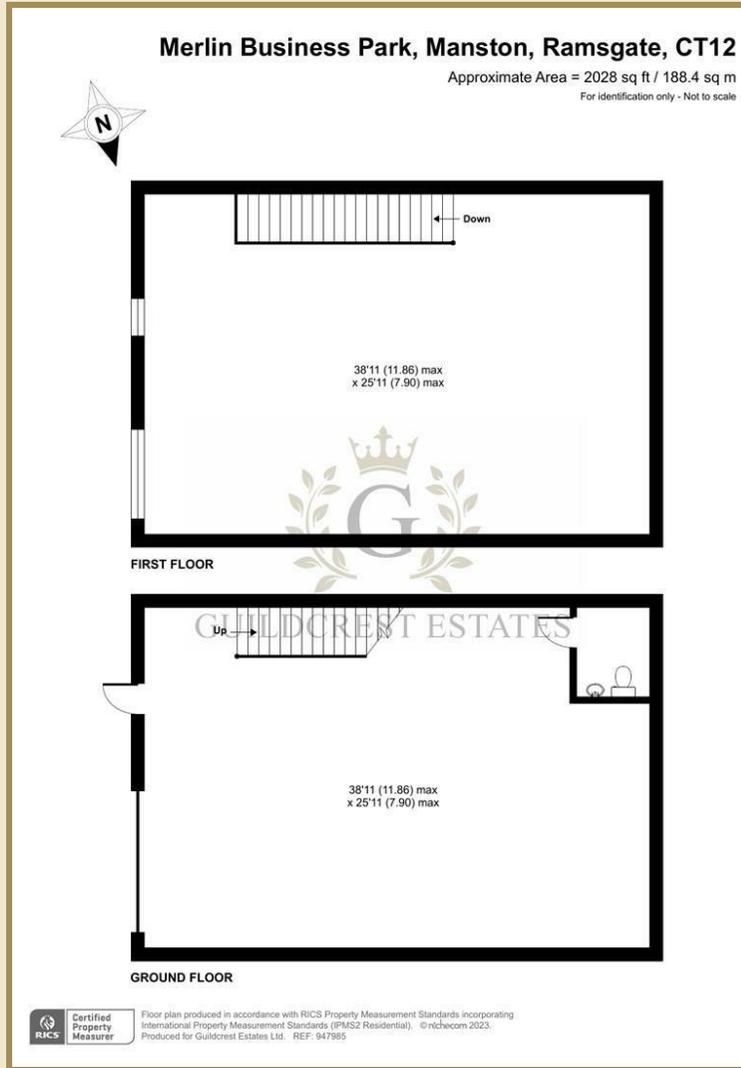
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Key Features

- Brand New Industrial Unit FOR RENT
- Available Spring 2026
- 2000 SQ FT
- Electric Operated Shutter Roller Door
- Separate Pedestrian Door
- Forecourt-Parking for 3 Cars
- B2/B8 Usage
- Popular Business Park

Important Information

Industrial Unit
 2000.00 sq ft
 EPC Rating B
 £1,000 Per Calendar Month



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 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			
(82 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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