



GUILDCREST ESTATES



48 The Oaks, Ramsgate CT12 5FN



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The Oaks, Ramsgate CT12 5FN

£950 Per month

The Oaks, Manston Business Park, Ramsgate - a fantastic opportunity awaits you with this industrial unit! This property boasts 2,000 sq ft of space, perfect for your business needs. With parking available for 3 vehicles, convenience is at your doorstep.

This light industrial unit features a mezzanine floor, providing additional space for your operations. The roller shutter door adds both security and ease of access, making your daily activities run smoothly.

Situated in a popular business park, you'll be surrounded by like-minded professionals, creating a vibrant and dynamic environment for your business to thrive. Don't miss out on the chance to make this industrial unit your own - seize this opportunity today at The Oaks in Manston, Ramsgate!

Unlock endless possibilities for your business at The Oaks, Manston 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.

AVAILABLE AUGUST 2024

Steel Frame

Deposit £1096

Rent £950+ Vat

Business Rates TBA

Small Business Rate Relief Available

STOCK IMAGES USED FOR ILLUSTRATION
PURPOSES.

Motor Trade Restrictions





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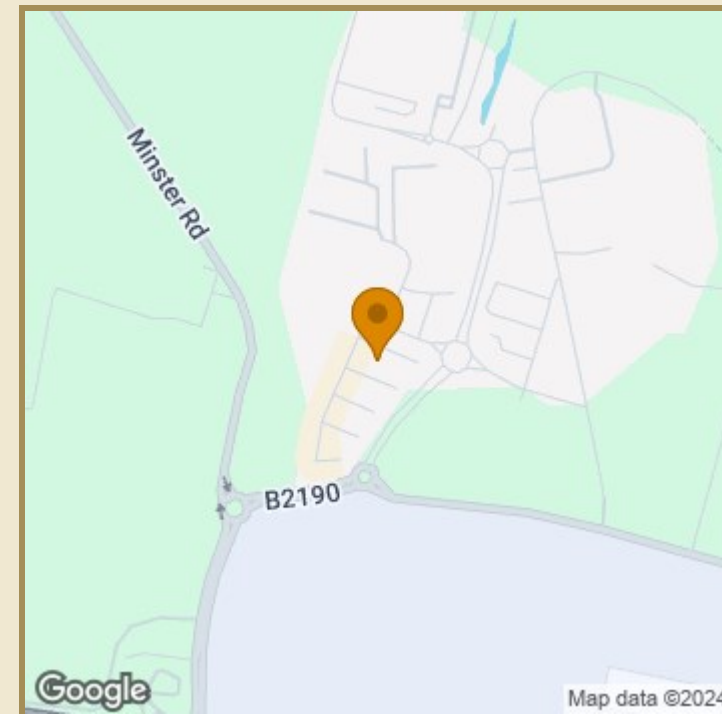
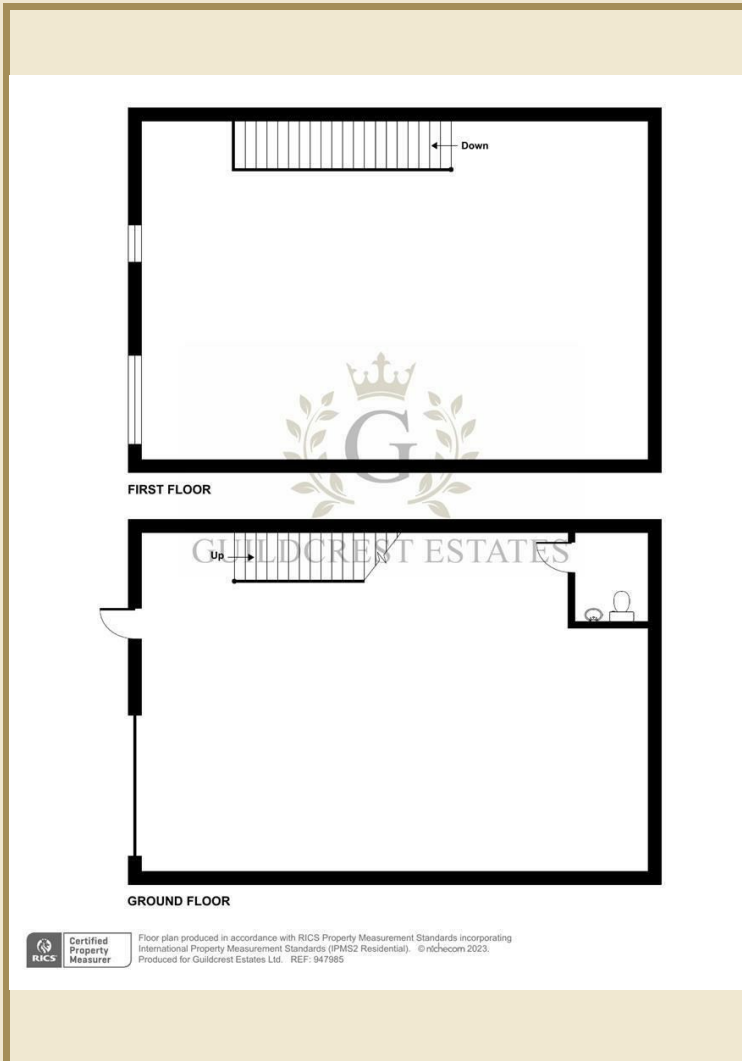
Key Features

- AVAILABLE NOW
- POPULAR BUSINESS PARK
- ELECTRICALLY OPERATED ROLLER SHUTTER DOOR
- MEZZANINE UPSTAIRS
- W.C
- FORECOURT PARKING

Important Information

Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

£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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