



GUILDCREST ESTATES



Unit 31 The Oaks, Ramsgate CT12 5FS



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## The Oaks, Ramsgate CT12 5FS

**£1,100 + VAT**

Light Industrial Unit with Mezzanine Floor, WC, Roller Shutter Door, and forecourt Parking for rent on the popular The Oaks, Manston Business Park, Ramsgate, Kent.

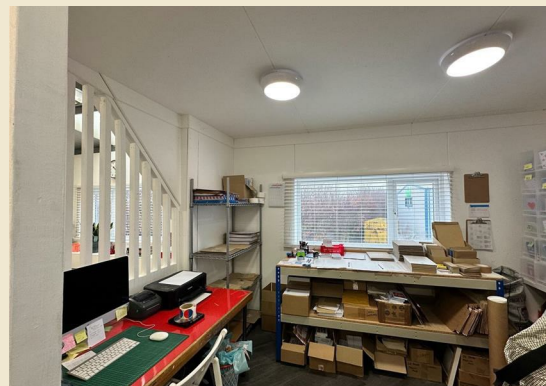
This versatile light industrial unit offers an excellent balance of practical workspace and well-appointed office accommodation, making it ideal for a wide range of business uses.

The ground floor features a bright, open-plan industrial/workshop area with shop frontage behind the electric roller shutter door, creating a welcoming first impression for customers or trade visitors. The space is well equipped with lighting and multiple power sockets throughout, allowing for efficient day-to-day operations. A separate WC and sink area are conveniently located on this level, providing useful staff facilities.

Upstairs, the mezzanine floor offers an impressive amount of additional space. This includes a large main office, two private offices, and a dedicated storage room, making it well suited for businesses needing quiet working areas alongside operational space. Power sockets are fitted throughout the upper floor to comfortably support modern office use.

Benefit from designated parking spaces for up





to 3 vehicles, providing hassle-free access for your team and clients.

The Oaks is renowned for its strategic location within the heart of Kent, offering excellent connectivity to major transportation routes and nearby urban centers. The park's established community of businesses provides networking opportunities and access to a range of services.

Deposit: £1,100

Rent: £1,100 + VAT pcm

Buildings insurance: £486.59

Service Charge: £350 + VAT





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### Key Features

- 2,000 SQ FT
- ELECTRIC ROLLER SHUTTER DOOR
- LARGE OFFICE SPACE
- AIR CONDITIONING AND HEATING
- END OF TERRACE UNIT
- LONG LEASE AVAILABLE
- 2 PRIVATE OFFICES
- RESTRICTIONS ON MOTOR TRADE APPLY

### Important Information

Industrial Unit  
2000.00 sq ft  
Council Tax Band  
EPC Rating E

£1,100



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		
	45	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC



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