



GUILDCREST ESTATES



## Unit 100 Maple Leaf Business Park, Manston, Manston Ramsgate CT12 5GD £950 Per month+ Vat

Brand new light industrial RENTAL UNIT available now !!!!!!!!!!!!!!!

With a trusted and respected reputation within the commercial property sector, we at Guildcrest estates are proud to present to the commercial rental market.

This steel framed light industrial unit has insulated, deep profile, composite cladding which makes them low maintenance and aesthetically pleasing. It comes with a full mezzanine floor and electrically powered roller shutter door, separate pedestrian door, WC and forecourt with parking for 3 cars.

The unit benefits from mains water supply and drainage, fibre broadband connection and 3 phase power supply.

The unit is classed B2 & B8 usage. Restrictions apply to motor trade.

This unit is just under 2000Sq Ft.

Service Charge £350 + vat.

Rent £1,000+vat

Deposit £1,000

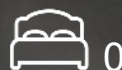
- AVAILABLE NOW
- PARKING
- MAPLE LEAF BUSINESS PARK
- NEW UNITS AVAILABLE
- NO MOTOR TRADE
- 2000 SQUARE FOOT

### Viewing

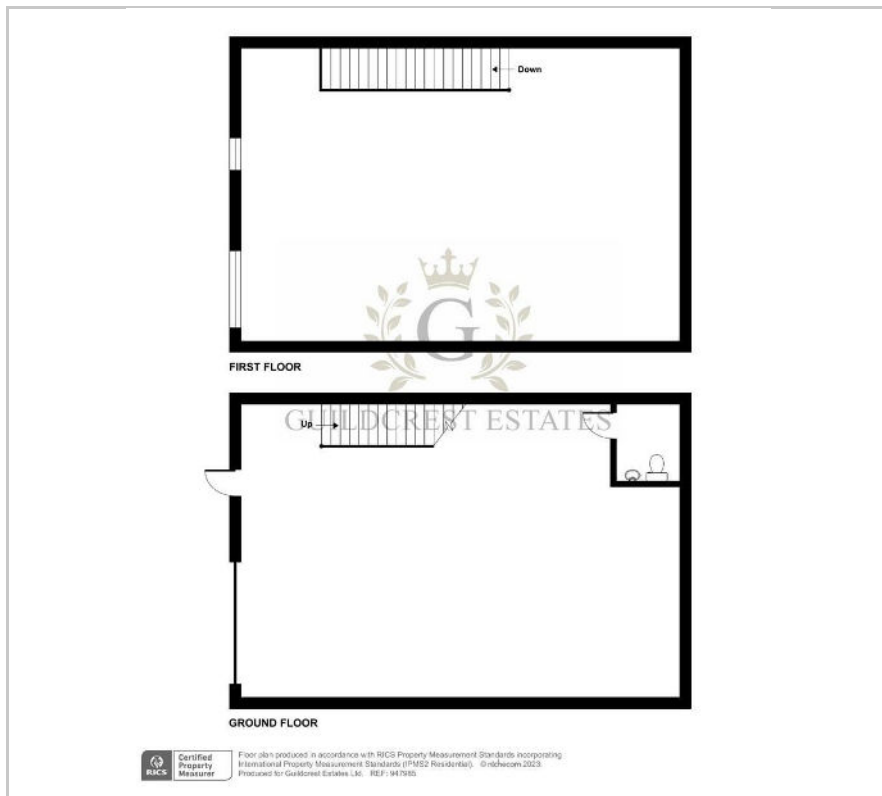
Please contact our Manston Commercial Office on 01843 272

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If you require further information.



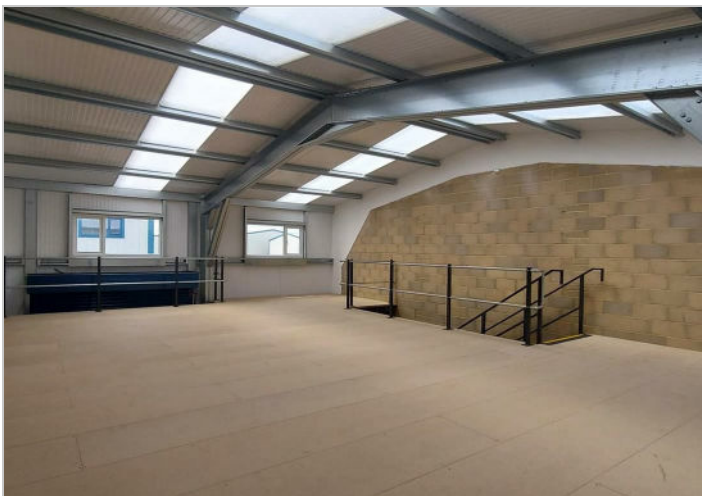
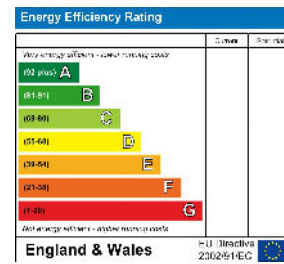
## Floor Plan



## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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