



GUILDCREST ESTATES



Unit 78 Maple Leaf Business
Park

Manston, Ramsgate CT12





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**Maple Leaf Business Park
Manston, Ramsgate, CT12
5GD
£1,050 Per month**

With a trusted and respected reputation within the commercial property sector, we are proud to present to the commercial rental marketLIGHT INDUSTRIAL UNIT SITUATED ON THE POPULAR MAPLE LEAF BUSINESS PARK ,MANSTON.

This Light Industrial unit is not to be missed . 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 .

AVAILABLE F O R T H E R E N T A L MARKET . This light Industrial unit comprise of steel frame with insulated ,deep profile, composite cladding which makes them low maintenance and aesthetically pleasing . Featuring office space to the first floor , electrically



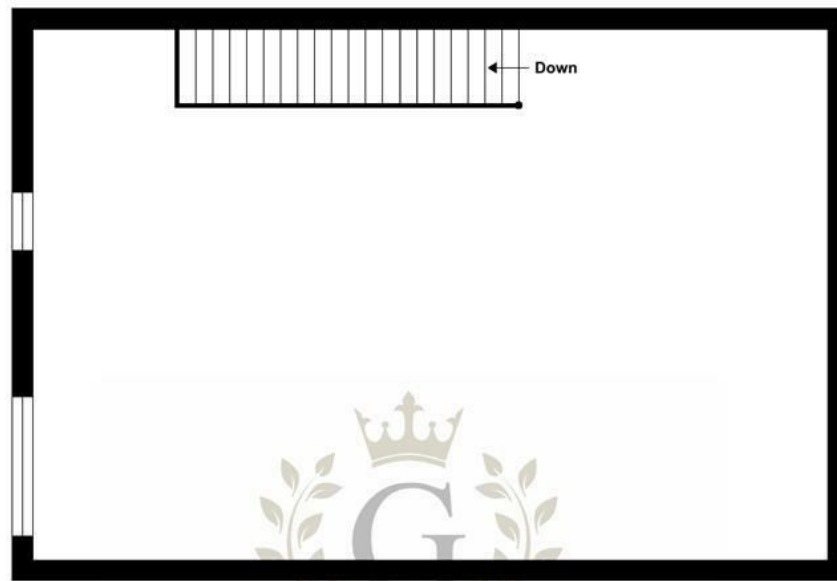


powered roller shutter door, separate pedestrian door, wc and forecourt with parking for 3 cars. This unit also benefits from having a gated yard and extra parking for 2 vehicles . This is one not to be missed .

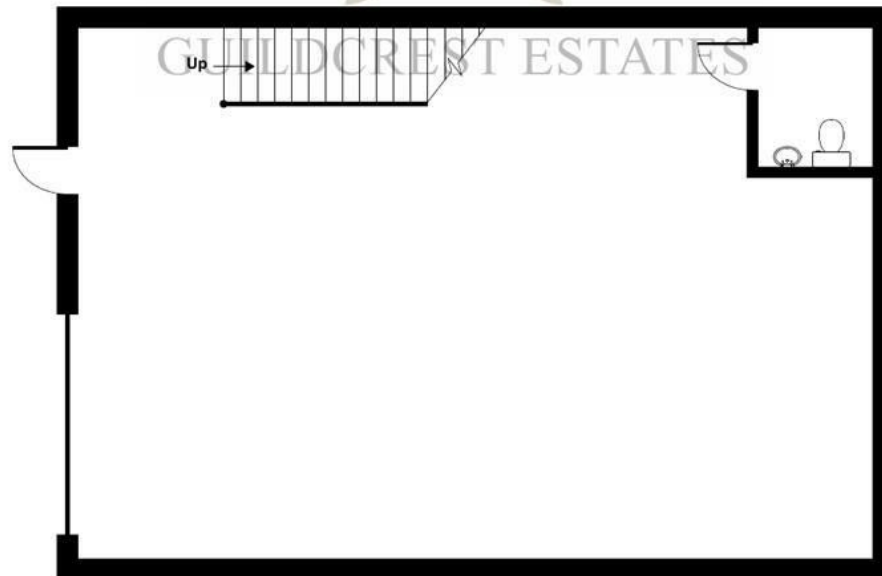
This unit is just under 2000Sq Ft .
The unit is classed B2,B8, usage.
Restrictions apply to motor trade .
Service Charge £350 + vat Annually .
Rent £1050 PCM
Deposit £1050



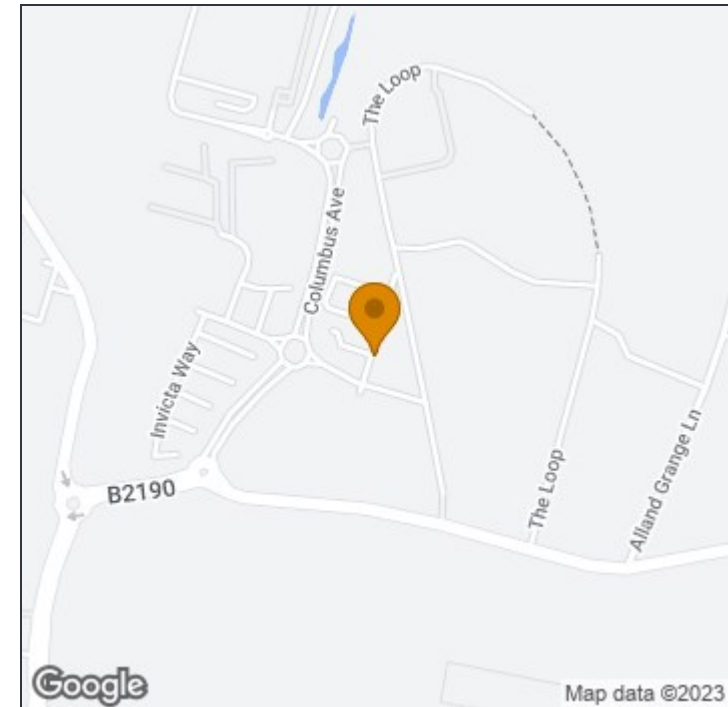
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FIRST FLOOR



GROUND FLOOR



Disclaimer

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Guildcrest Estates Ltd. REF: 947985

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