



GUILDCREST ESTATES

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CTRICAL
- 01843 833186

40 Maple Leaf Business Park
Manston CT12 5GD





GUILDCREST ESTATES

**Maple Leaf Business Park
Manston, Ramsgate, CT12
5GD
£175,000**

With a trusted and respected reputation within the commercial property sector, we are proud to present to the commercial sales market.

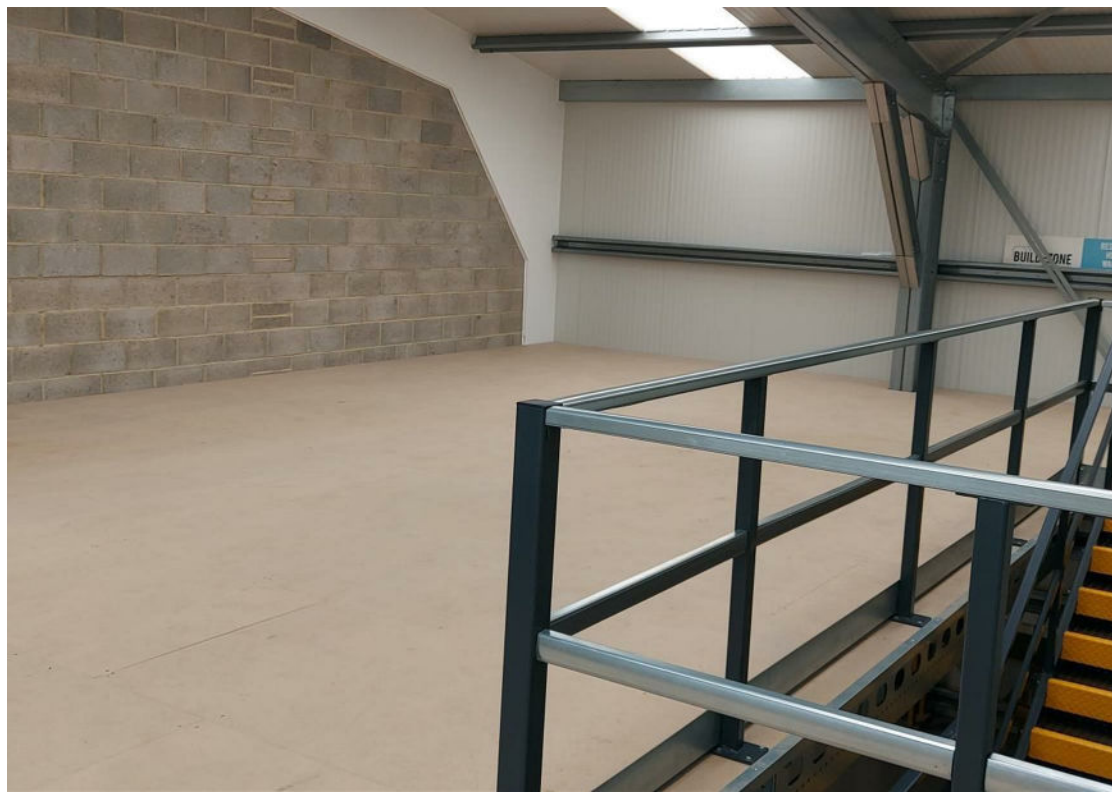
Light Industrial Unit with Mezzanine Floor, WC, Roller Shutter Door, and forecourt Parking for rent on the popular Maple Leaf Business Park, Manston, Ramsgate, Kent.

Introducing an exceptional opportunity to purchase a well-appointed light industrial unit located within the highly sought-after location. This versatile unit is designed to accommodate a variety of business needs, from manufacturing and assembly to storage and distribution.

Take advantage of the additional workspace or storage provided by the mezzanine floor, perfect for optimizing your operational efficiency, especially if office space is a necessity .

Enjoy the convenience of a n ground floor WC , ensuring a comfortable and





productive work environment for you and your team.

Seamlessly manage loading and unloading activities with the ease of a roller shutter door, designed to facilitate the movement of goods and equipment. Benefit from designated parking spaces for up to three vehicles, providing hassle-free access for your team and clients.

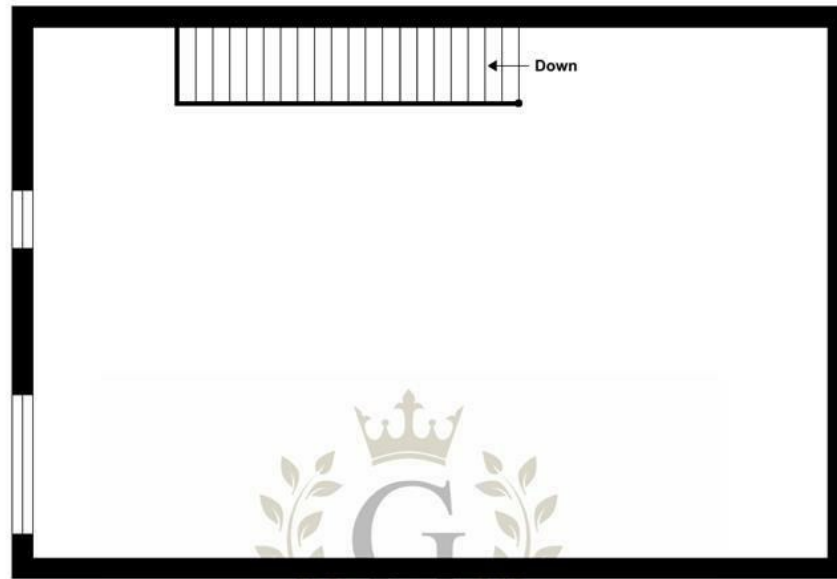
Manston Business Park is renowned for its strategic location within the heart of Kent, offering excellent connectivity to major transportation routes and nearby urban centers. The park's established community of businesses provides networking opportunities and access to a range of services.

Total Floor Area 2000 Square Foot
Service Charge £350 + VAT

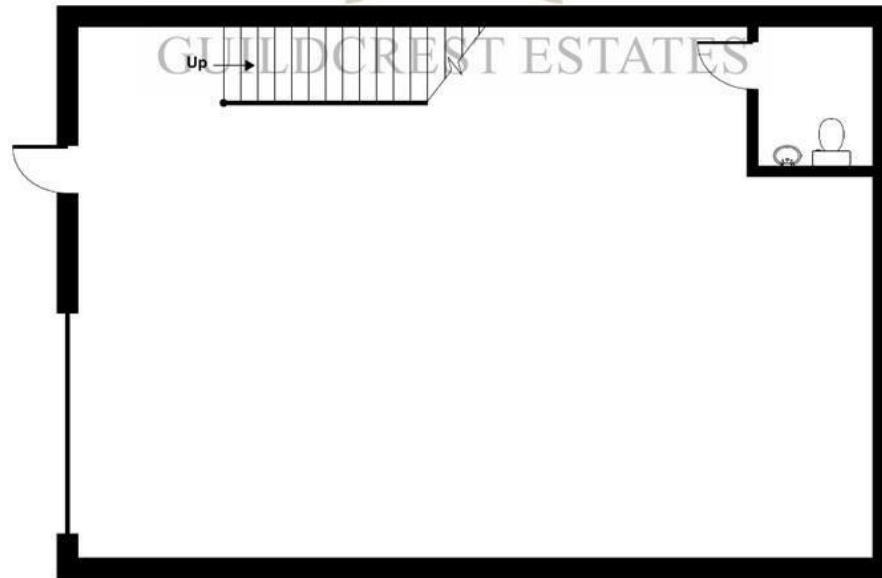
The unit is classed B2 & B8 usage.
Restrictions apply to motor trade .



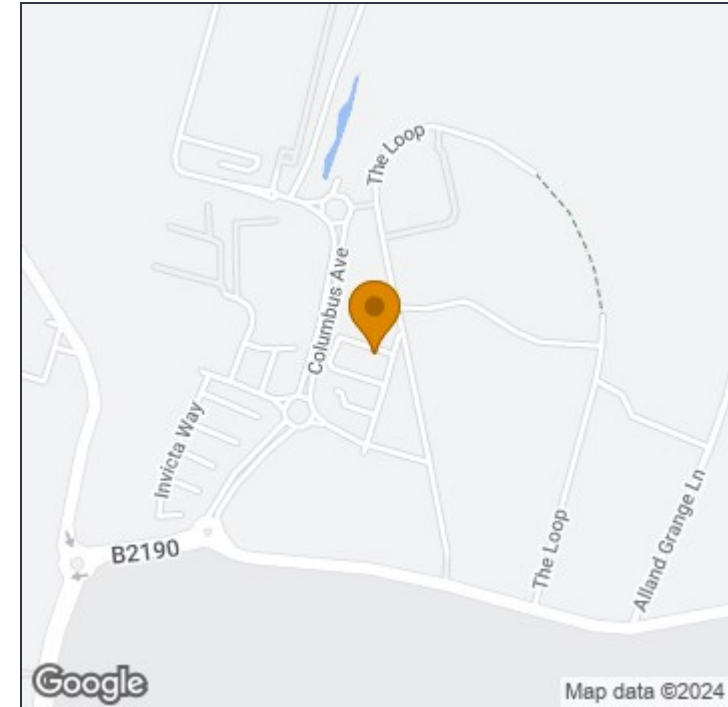
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FIRST FLOOR



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

Manston Commercial
The Sales Suite, Office 4 Maple Leaf, Kent, 01843
588215
T: 01843 272 200