



GUILDCREST ESTATES



14 Merlin Business Park
Manston, Ramsgate CT12





GUILDCREST ESTATES

**Merlin Business Park
Manston, Ramsgate, CT12
5GD
£1,000 Per month**

With a trusted and respected reputation within the commercial property sector, we are proud to present to the commercial rental market this great opportunity to rent a brand new unit on the very popular Merlin Business Park, Manston.

This brand new light industrial unit boasts a sleek steel frame and deep profile composite cladding, making them both low-maintenance and also aesthetically pleasing. With a full mezzanine floor, an electrically-powered insulated door, separate pedestrian door and W.C., you'll have everything you need to run your business efficiently. Plus, with a spacious forecourt that accommodates parking for up to three cars and additional parking available, you can be sure that your team and clients will always have a convenient place to work. Fully equipped with all the essentials to keep your business running smoothly, including mains water supply and drainage, a lightning fast fibre broadband connection and a powerful 3 phase power supply.



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COMMERCIAL



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£1,000 + vat
£1,000 Deposit
Service Charge £350 +vat

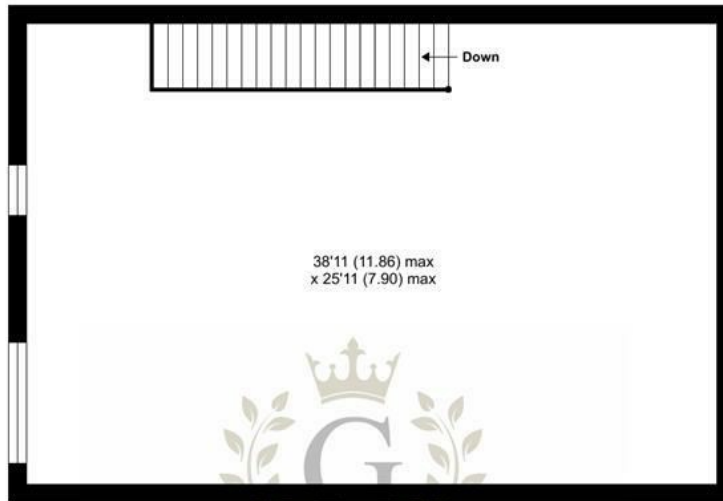


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Merlin Business Park, Manston, Ramsgate, CT12

Approximate Area = 2028 sq ft / 188.4 sq m

For identification only - Not to scale



FIRST FLOOR



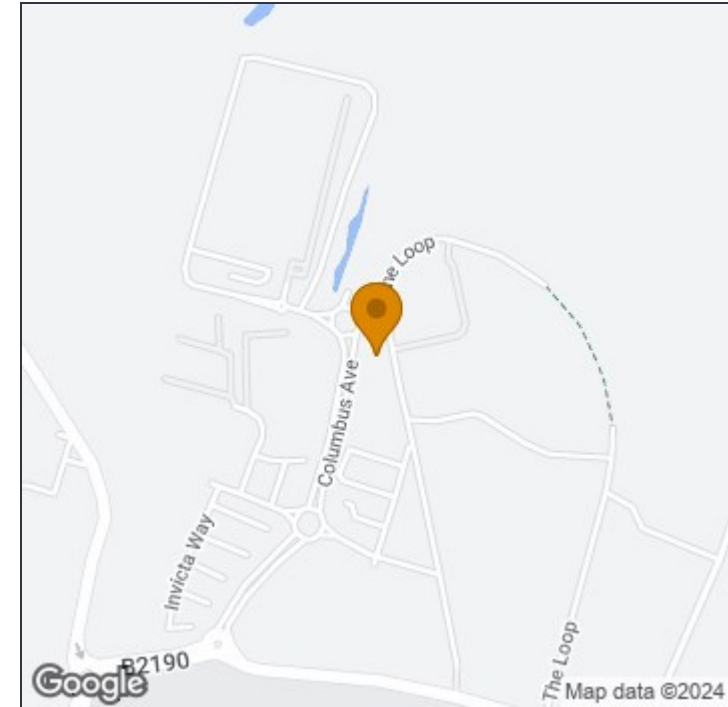
GROUND FLOOR



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



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Disclaimer

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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