



GUILDCREST ESTATES



**THE OAKS, MANSTON
BUSINESS PARK, CT12 5FD**





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**Invicta Way
Manston Park, Ramsgate,
CT12 5FD
Asking price £180,000**

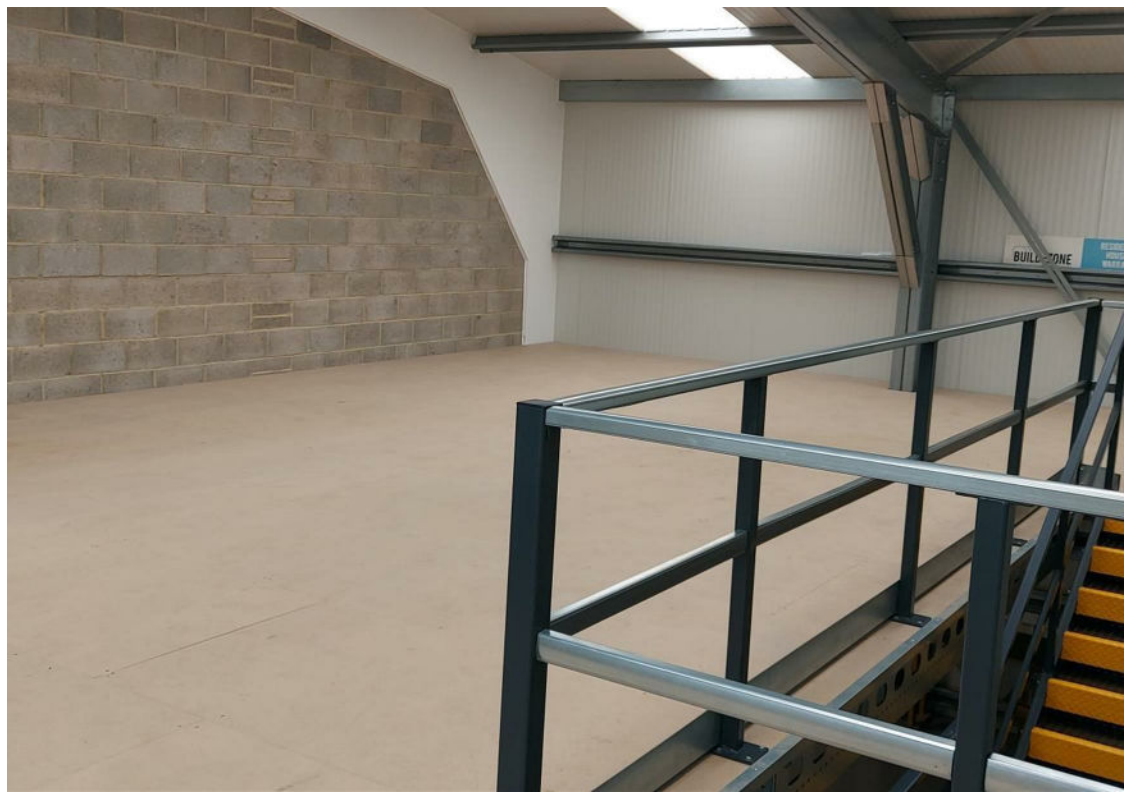
Light Industrial unit available for the sales market. Guildcrest Estates are pleased to present this versatile, light Industrial unit in the sought after location on Manston Business Park.

This unit is just under 2000 Sq FT and offers an electrically operated roller shutter door as well as a separate pedestrian door, forecourt parking for 3 vehicles and comes with a downstairs W.C . This unit benefits from a boxed in mezzanine first floor with laminate flooring and lighting, a great use for office space.

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

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.



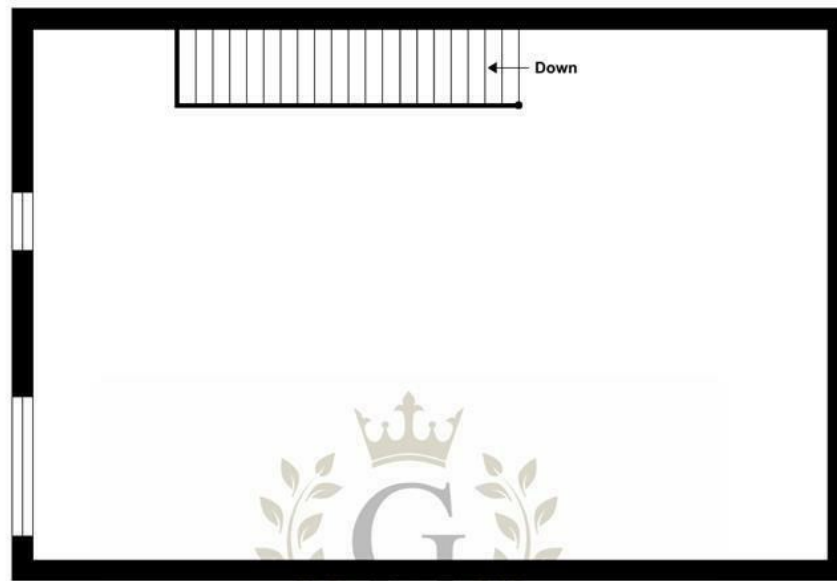


Service charge £350 + Vat Annually.

*Stock Photographs used for this unit
as it's currently being vacated *



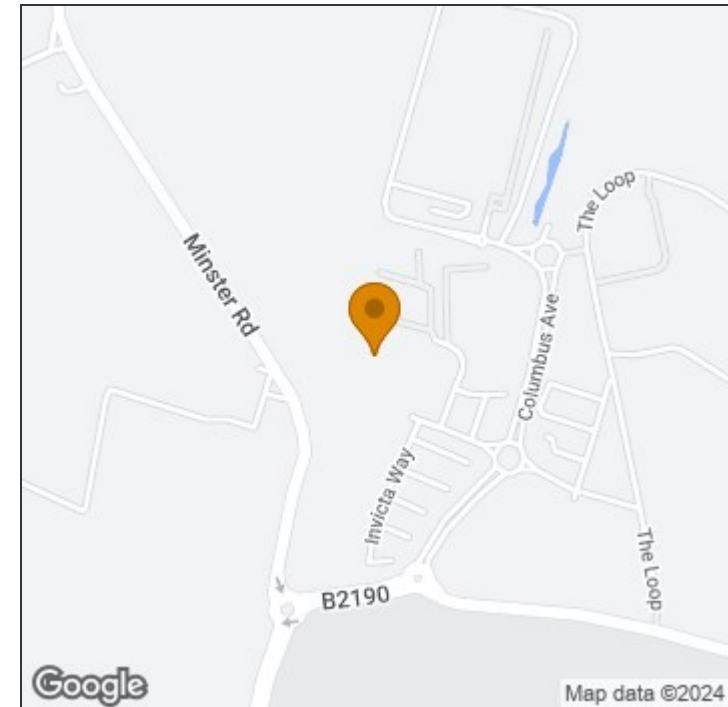
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FIRST FLOOR



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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