



GUILDCREST ESTATES



Maple Leaf Business Park  
Manston, Ramsgate CT12

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**Maple Leaf Business Park  
Manston, Ramsgate, CT12  
5GY**

**£1,350 Per month**

Guildcrest Estates are presenting to the rental market, office space with downstairs storage, in a very popular location on Manston Business Park.

This light Industrial unit would suit an array of companies looking for the best of both worlds when it comes to running a business with offices and warehouse storage.

This upstairs office conversion has been done to high standard with first floor toilet, kitchen, boardroom / private office as well as open plan office layout. Downstairs is a spacious storage/warehouse, with roller shutter door and pedestrian entrance, WC.

This light Industrial units comprise of steel frame have insulated, deep profile, composite cladding which makes them low maintenance and aesthetically pleasing, and forecourt with parking for 3 cars.

This unit is just under 2000Sq Ft.

The unit is classed B2,B8, usage.





Restrictions apply to motor trade .

Service Charge £350 annually.

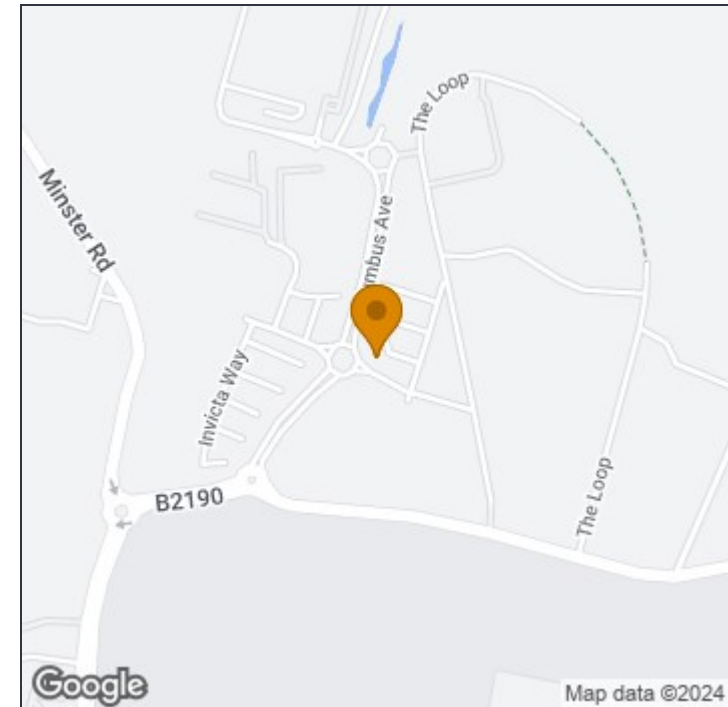
Within easy reach of A2 and M2 and the port of Ramsgate.

Please note\* this unit is available to separate if required , allowing you to rent either ground floor or first floor space . Please contact us to discuss your requirements.





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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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