



GUILDCREST ESTATES



114 Maple Leaf Business Park
, Ramsgate CT12 5GD





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**Maple Leaf Business Park
, Ramsgate, CT12 5GD
£245,000**

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 6 vehicles and benefits from a secure fenced gated yard, on the popular Maple Leaf Business Park, Manston, Ramsgate, Kent.

Introducing an exceptional opportunity to own 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 .





There is a convenient WC on the ground floor and plenty of space upstairs ensuring a comfortable and productive work environment for you and your team.

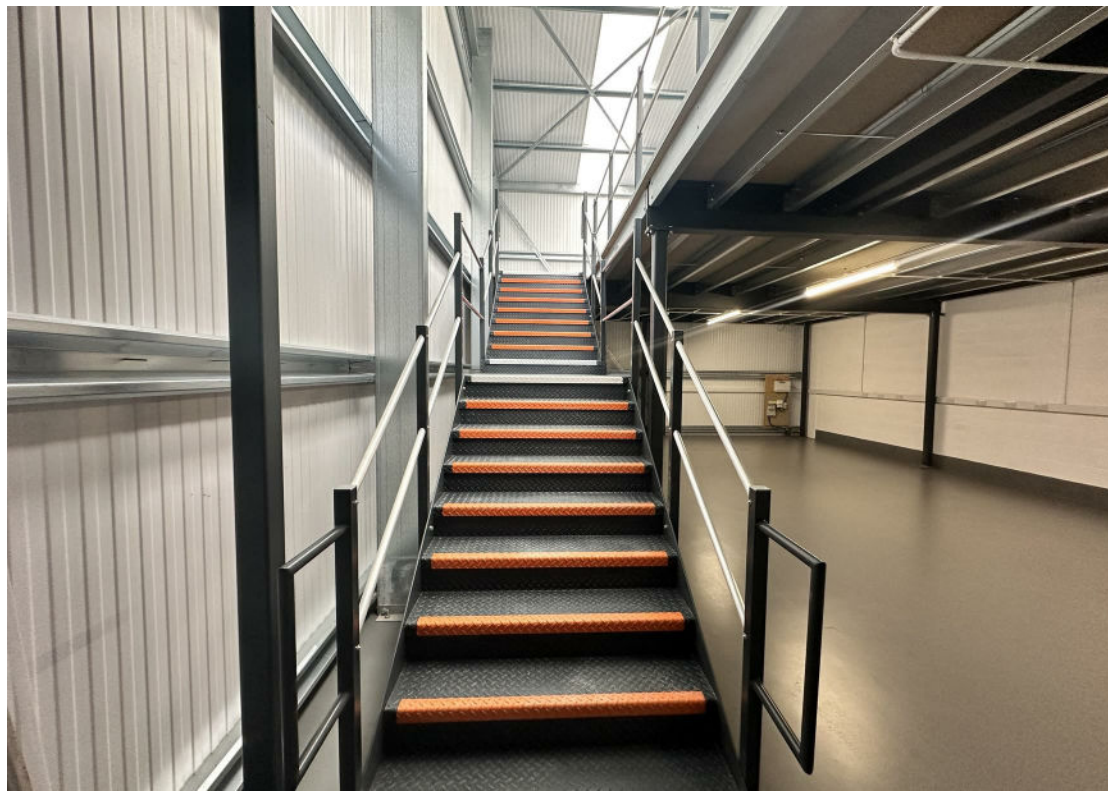
Seamlessly manage loading and unloading activities with the ease of a roller shutter door, designed to facilitate the movement of goods and equipment. This end of terrace unit, benefits from an additional 3 parking spaces, providing hassle-free access for your team and clients.

There is also a fenced and gated yard measuring 130 sq m, perfect for storage and parking alongside the unit.

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.

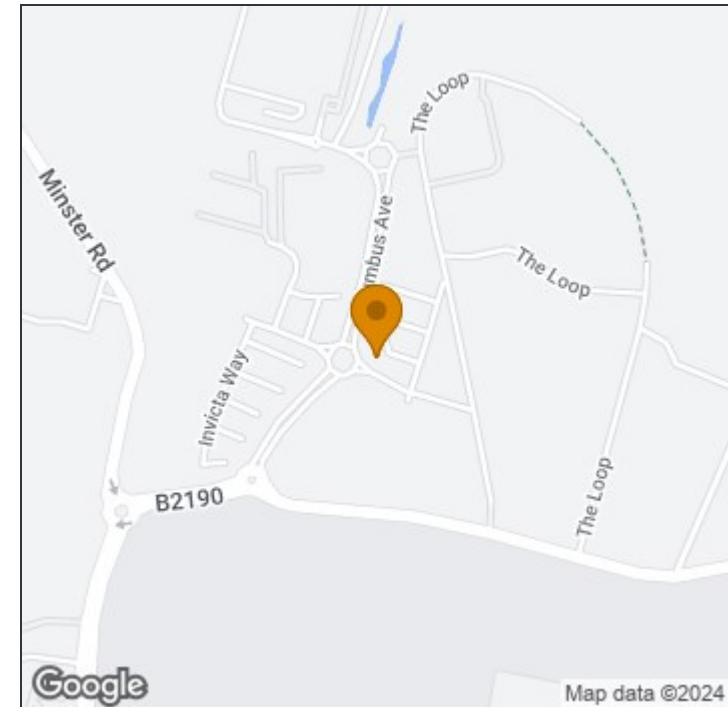
Total Floor Area approximately 2000 sq ft.
Service Charge £400p.a

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





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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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