



GUILDCREST ESTATES



80 The Laurels, Manston, Ramsgate CT12 5NQ



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## The Laurels, Manston, Ramsgate CT12 5NQ

**£1,000**

Unlock endless possibilities for your business at The Laurels, Manston Business Park, located at the heart of Thanet in East Kent just 15 miles from the M2 motorway.

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. Elevate your business to new heights with the unbeatable accessibility and strategic location of The Laurels, Manston Business Park.

Our brand new light industrial units boast a sleek steel frame and deep profile composite cladding, making them both low-maintenance and aesthetically pleasing. With a full mezzanine floor, an electrically-powered insulated door, a separate pedestrian door, and WC, 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 park.

Utilities





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.

Class of Usage

These units are classified as B2/B8

Restrictions apply to motor trade.

Service Charge

With an annual service charge of just £400 per unit, you can enjoy peace of mind knowing that your surroundings will be maintained to the highest standards. Any future increases will be index linked.

Rent £1,000 + Vat Monthly

Deposit £1,000

Buildings Insurance Contribution

Long Lease available

Service Charge £400 no Vat. P.A





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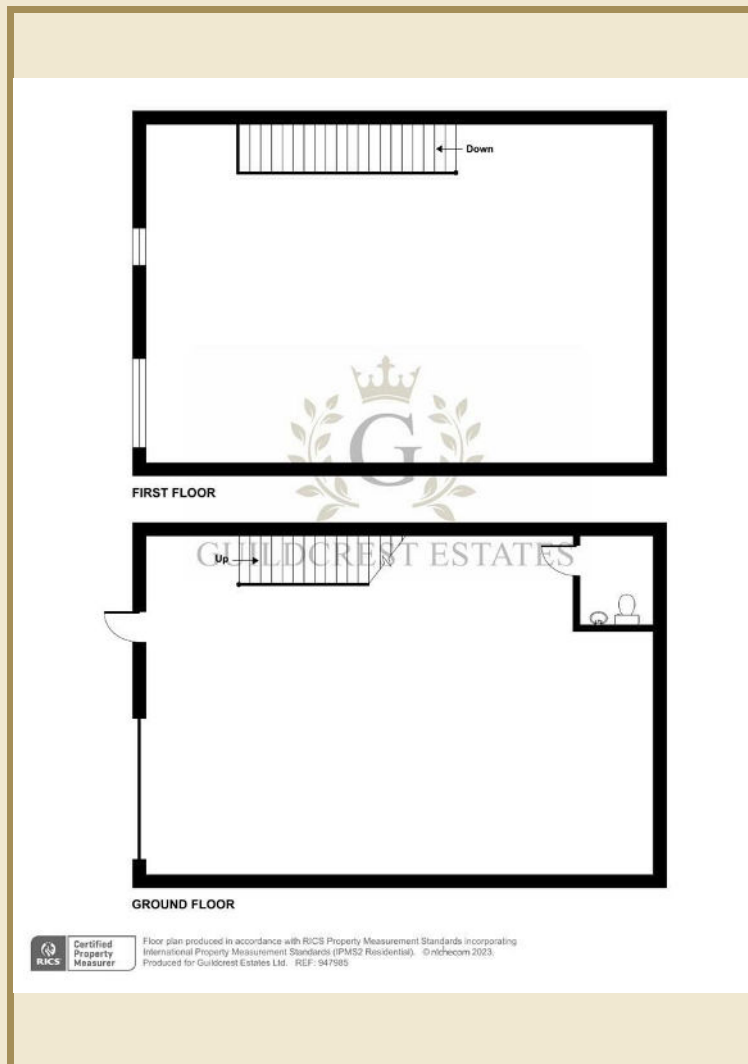
## Key Features

- Available Now
- 100A 3 Phase supply
- From 2,000sq metres
- Forecourt Parking for 3 cars
- Load capacity 480kg per sq metre
- Electric operated shutter doors
- Separate pedestrian door
- W.C.
- Mains water supply and drainage
- Fast Fibre broadband connection

## Important Information

Industrial Unit  
sq ft  
Council Tax Band  
EPC Rating

£1,000



01843 272200 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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