



GUILDCREST ESTATES



Unit 79 The Oaks Invicta Way, Manston Park, Ramsgate CT12 5FD

**Invicta Way, Manston Park,
Ramsgate CT12 5FD**

Asking price £185,000

Welcome to The Oaks at Manston Business Park in Ramsgate! This Light Industrial unit is a gem waiting to be discovered by a business looking for a space with endless possibilities.

Situated in a sought-after business park with easy access to the A299 Thanet way, this location is a dream for those in trade and commerce. With Ramsgate Port just 5 miles away and close proximity to Channel Ports, Kent International Airport, and Thanet Parkway train Station, this unit serves as the perfect hub for your business ventures.

Spanning just under 2000 Sq FT, this unit offers convenience with an electrically operated roller shutter door, a separate pedestrian door, and parking for 3 vehicles right at your doorstep. The downstairs W.C. and a kitchen area with sink, adds to the practicality of this space.

What sets this unit apart is the boxed-in mezzanine first floor, complete with laminate flooring and lighting, making it an ideal space for offices, along with pre-installed wiring for an air conditioning unit, providing the flexibility to tailor this space to your needs effortlessly.

Don't miss out on the opportunity to make this light Industrial unit your own and unlock its





full potential for your business. Enquire now and step into a world of possibilities at The Oaks!

Service Charge £350 + Vat annually.
Vat will be added to the asking price.





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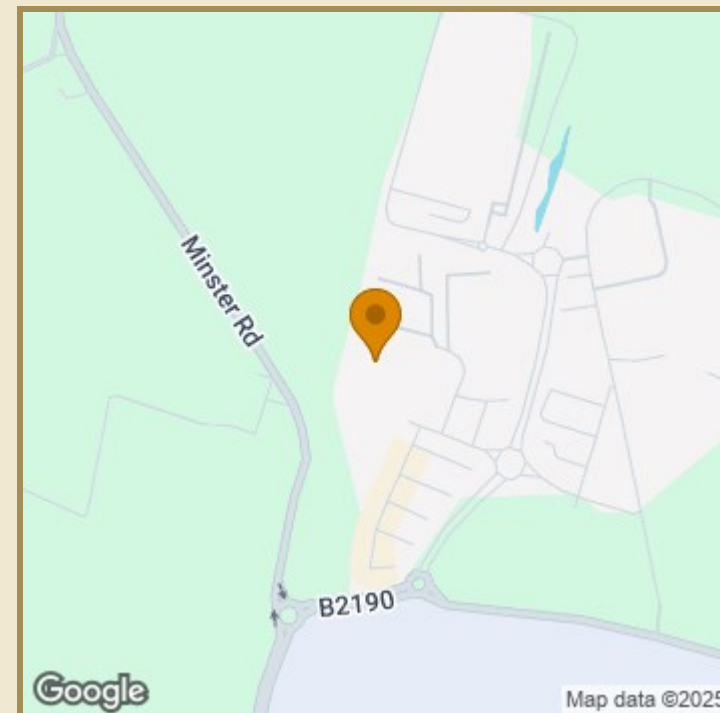
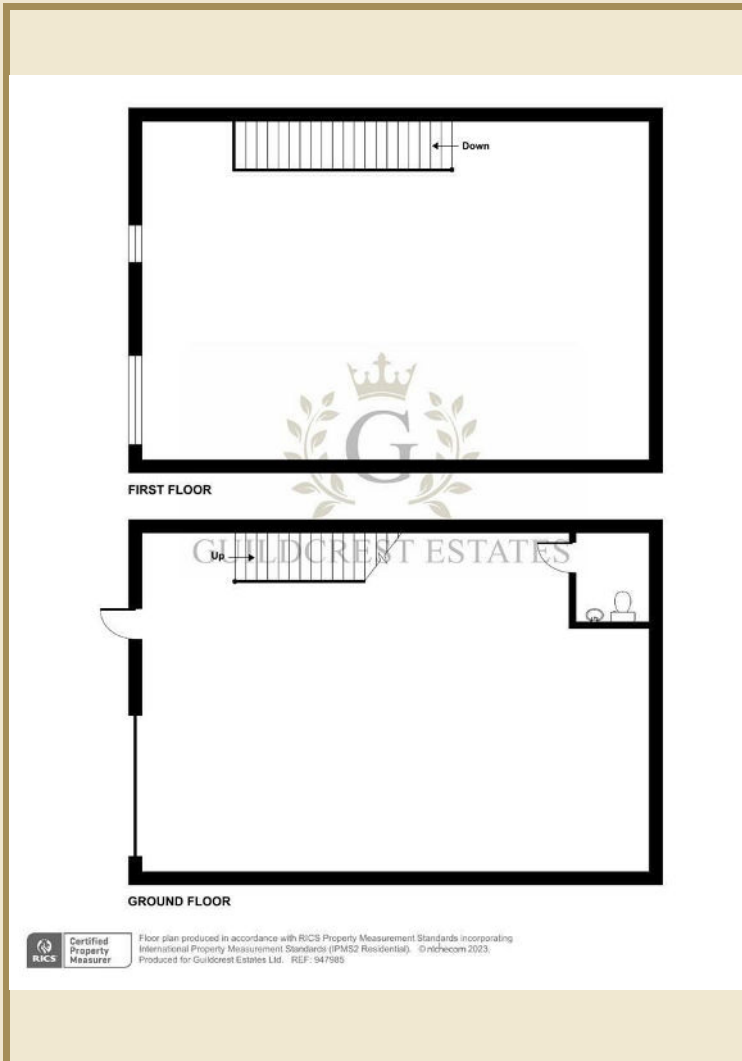
Key Features

- AVAILABLE JANUARY 2024
- POPULAR BUSINESS PARK
- 2000 SQ FT
- B2/B8 USAGE
- RESTRICTED MOTORTRADE
- FORECOURT PARKING

Important Information

Freehold
Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

£185,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



01843 272200 www.guildcrestestates.co.uk

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



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