



GUILDCREST ESTATES



43 The Oaks, Ramsgate CT12 5FN



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The Oaks, Ramsgate CT12 5FN

£1,200 Per month

Light Industrial Unit with Mezzanine Floor, WC, Roller Shutter Door, and forecourt Parking for rent on the popular The Oaks, Manston Business Park, Ramsgate, Kent.

Introducing an exceptional opportunity to rent a well-appointed light industrial unit located within the highly sought-after location, with a large side yard. 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 .

Enjoy the convenience of an ground floor WC , 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.

Benefit from designated parking spaces for up to 3 vehicles, providing hassle-free access for your team and clients, as well as extra parking to the side





The gated secure side yard provides ample storage and additional parking to the unit. Yards such as this one are a very rare and sought after feature.

The Oaks 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.

Monthly Rent £1,200 + Vat
Deposit £1,200
Total Floor Area 2000 Square Foot
Service Charge £350 + VAT P.A
Business Rates TBA
Insurance Contribution £720 P.A
Small Business Rate Relief Available
Steel Frame

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





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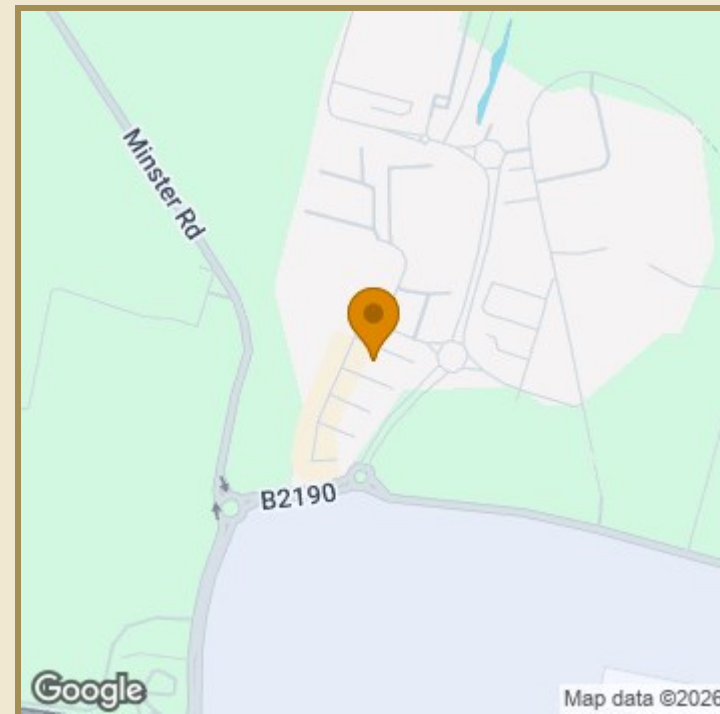
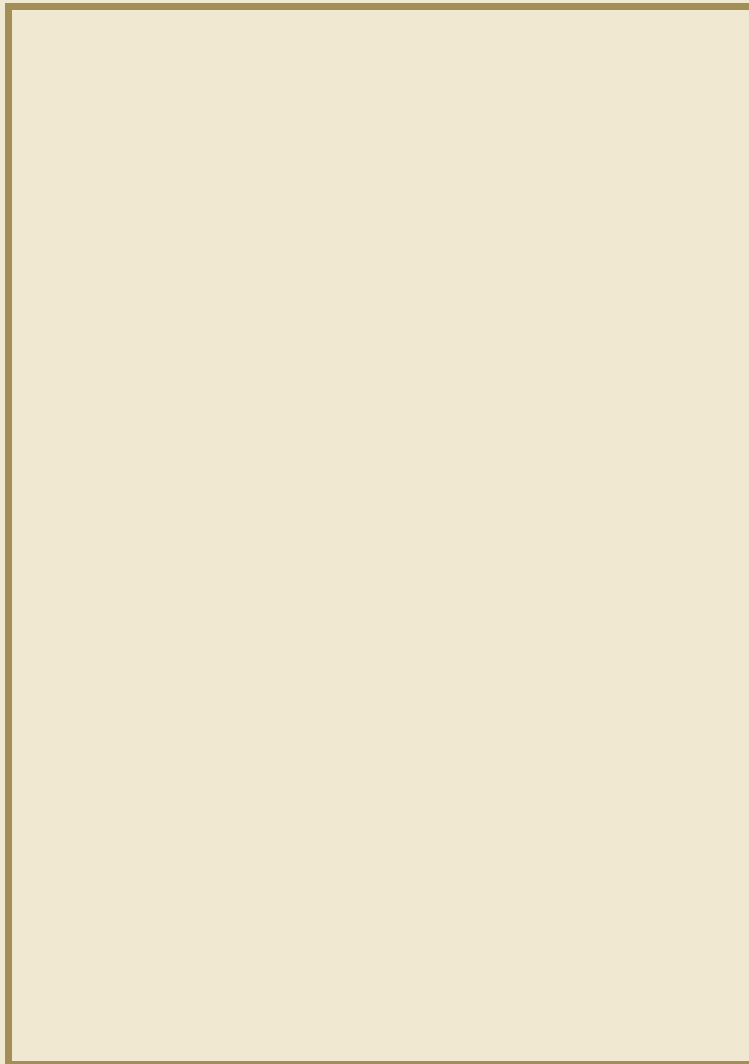
Key Features

- LIGHT INDUSTRIAL UNIT FOR RENT
- SOUGHT AFTER BUSINESS PARK
- LONG LEASE AVAILABLE
- GATED SIDE YARD
- RESTRICTED MOTORTRADE

Important Information

Industrial Unit
 2000.00 sq ft
 Council Tax Band
 EPC Rating

£1,200 Per month



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	



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