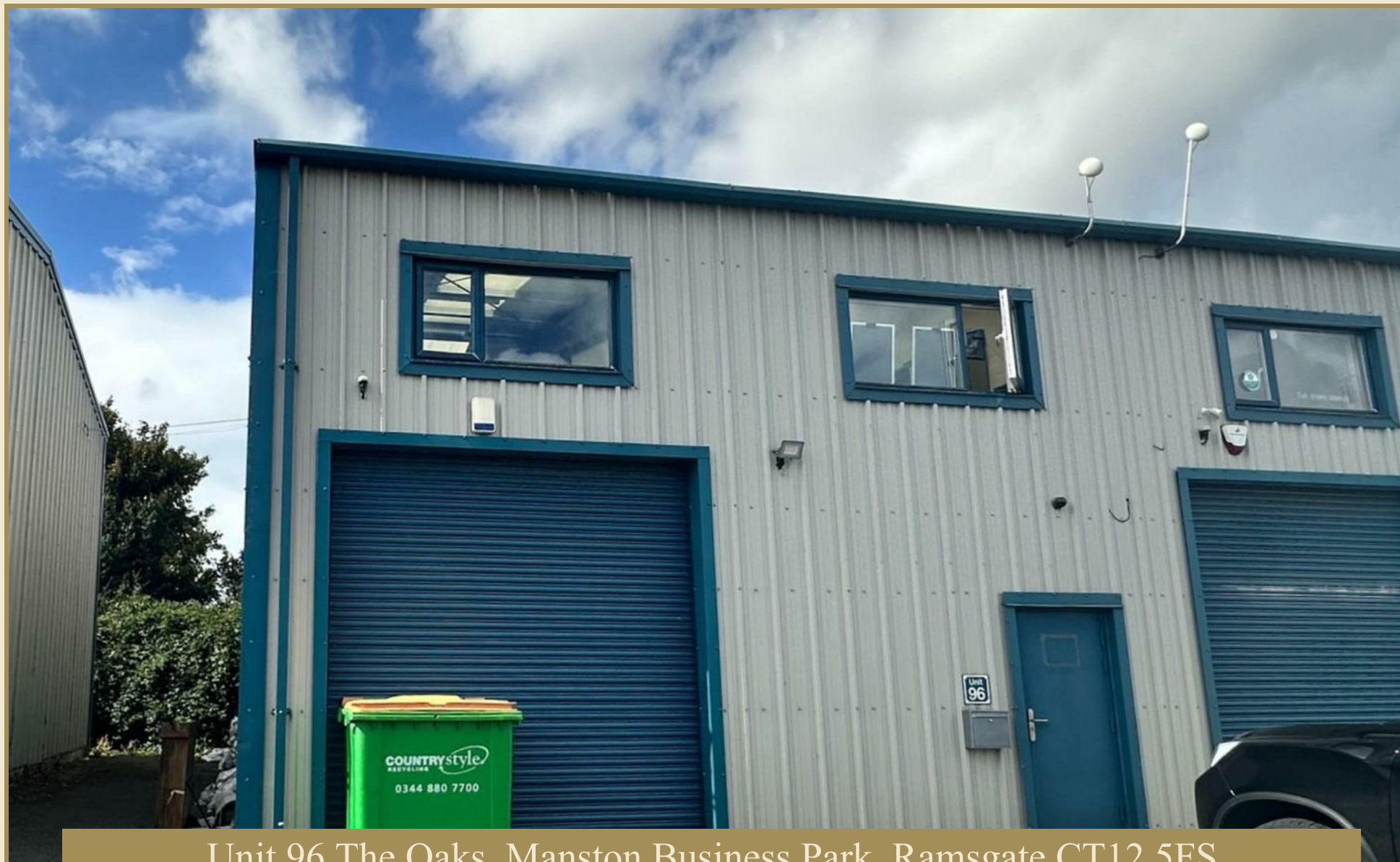




GUILDCREST ESTATES



Unit 96 The Oaks, Manston Business Park, Ramsgate CT12 5FS



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The Oaks, Manston Business Park, Ramsgate CT12 5FS

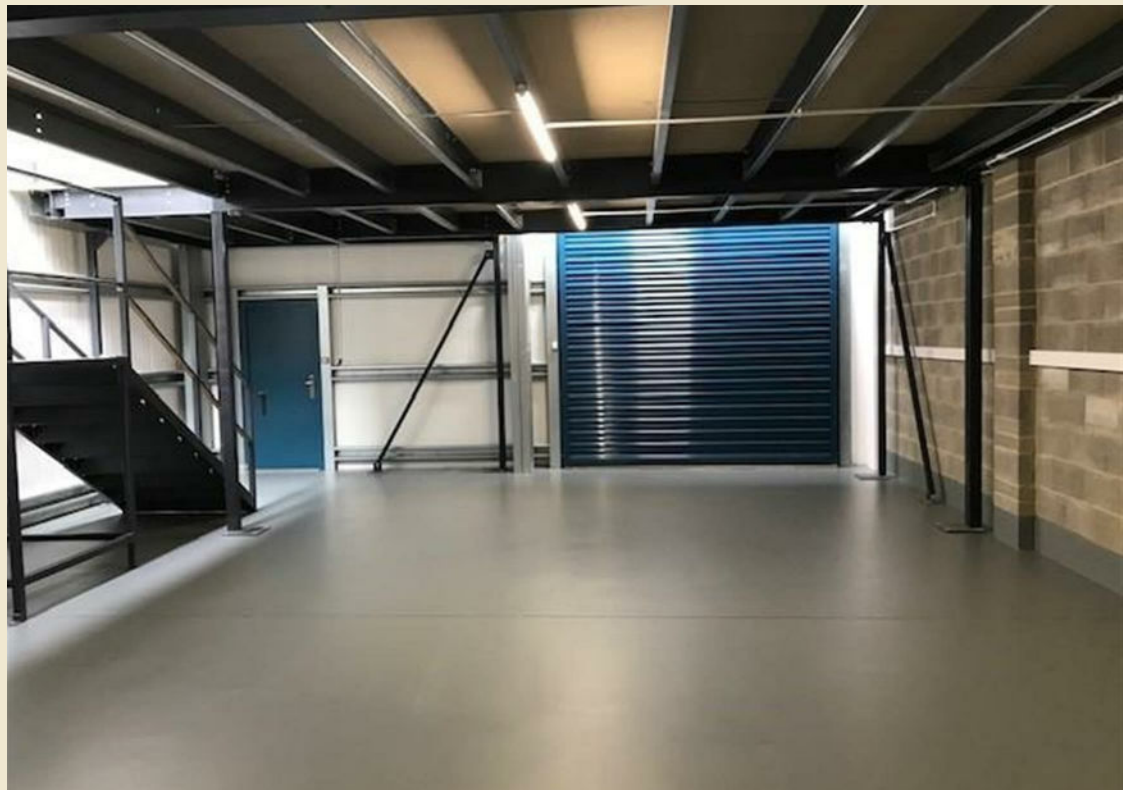
£180,000

Situated in the popular The Oaks Business Park in Manston, Ramsgate, this light industrial unit presents an exceptional opportunity for investors or businesses. The property boasts convenient forecourt parking for up to three vehicles, ensuring easy access for both staff and clients.

The unit is equipped with an electric roller shutter, providing both security and ease of entry for deliveries and equipment. Inside, you will find a well-designed space that includes a practical WC, catering to the needs of your workforce. Additionally, the presence of a carpeted mezzanine floor with a small private office, it offers valuable extra space, perfect for storage or additional work areas, enhancing the unit's functionality.

Situated in a sought-after commercial business park, this property benefits from a vibrant business community and excellent transport links, making it an ideal choice for a variety of light industrial operations. Whether you are looking to expand your current business or start anew, this unit offers the perfect blend of accessibility and practicality.

Do not miss the chance to secure this remarkable industrial unit with additional land to the side of the unit, in a thriving location.





Stock images used

Steel Frame

Service Charge £350 + vat

Business Rates £11,000

Small Business Rate Relief Available



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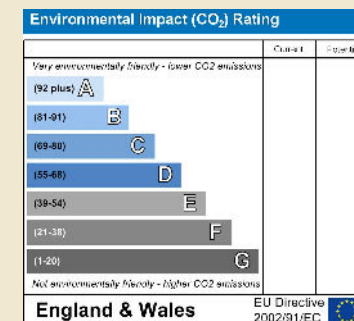
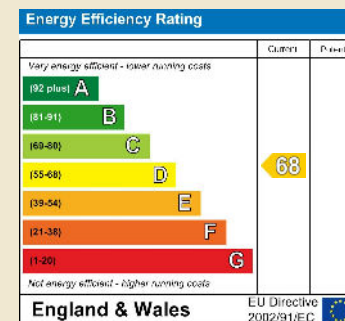
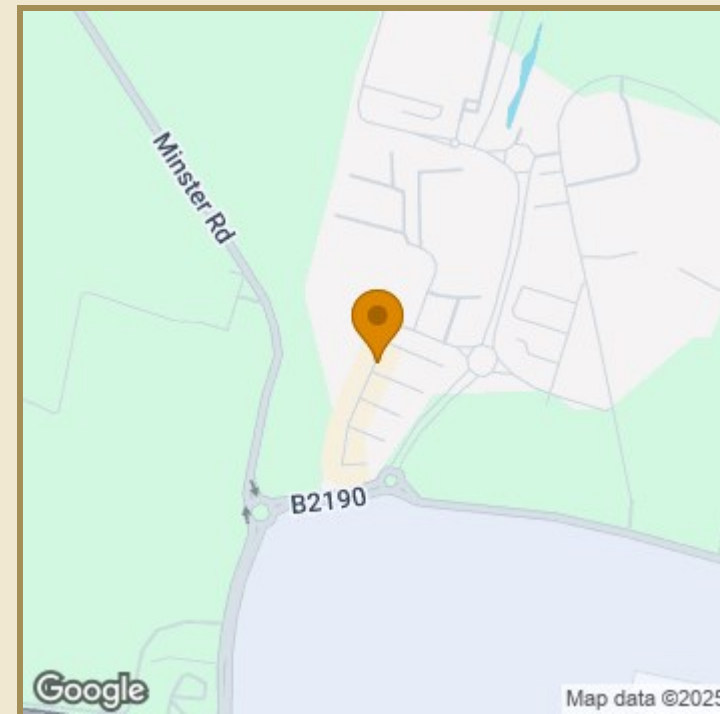
Key Features

- ADDITIONAL SIDE LAND
- FORECOURT PARKING FOR 4 CARS
- SMALL PRIVATE OFFICE
- FREEHOLD
- SITUATED ON POPULAR BUSINESS PARK

Important Information

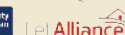
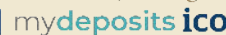
Freehold
Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating D

£180,000



01843 272200 www.guildcrestestates.co.uk

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



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