



GUILDCREST ESTATES



Unit 81 The Oaks, Ramsgate CT12 5FS





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£185,000

Situated in the popular Business Park in Manston, Ramsgate, this light industrial unit presents an exceptional opportunity for investors with the unit sold with tenants in situ. 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 W.C and retail counter. Additionally, the mezzanine floor 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.

The current lease has 7 years and 5 months remaining.

Due to the nature of the business in situ, pre-qualification will be required prior to

viewing/proceeding with the property.

Steel Frame

Service Charge £375 + vat

Rateable value as of 1st April 2026: £13,500

Small Business Rate Relief Available



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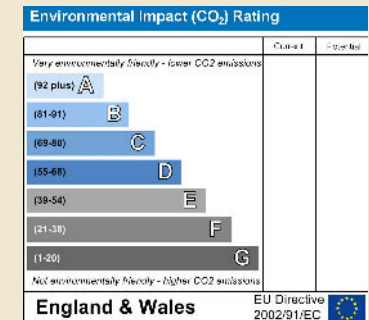
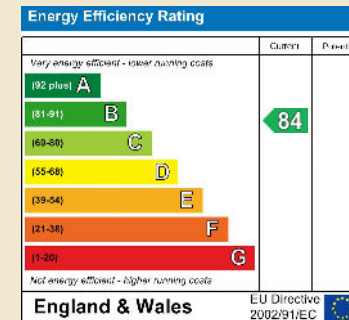
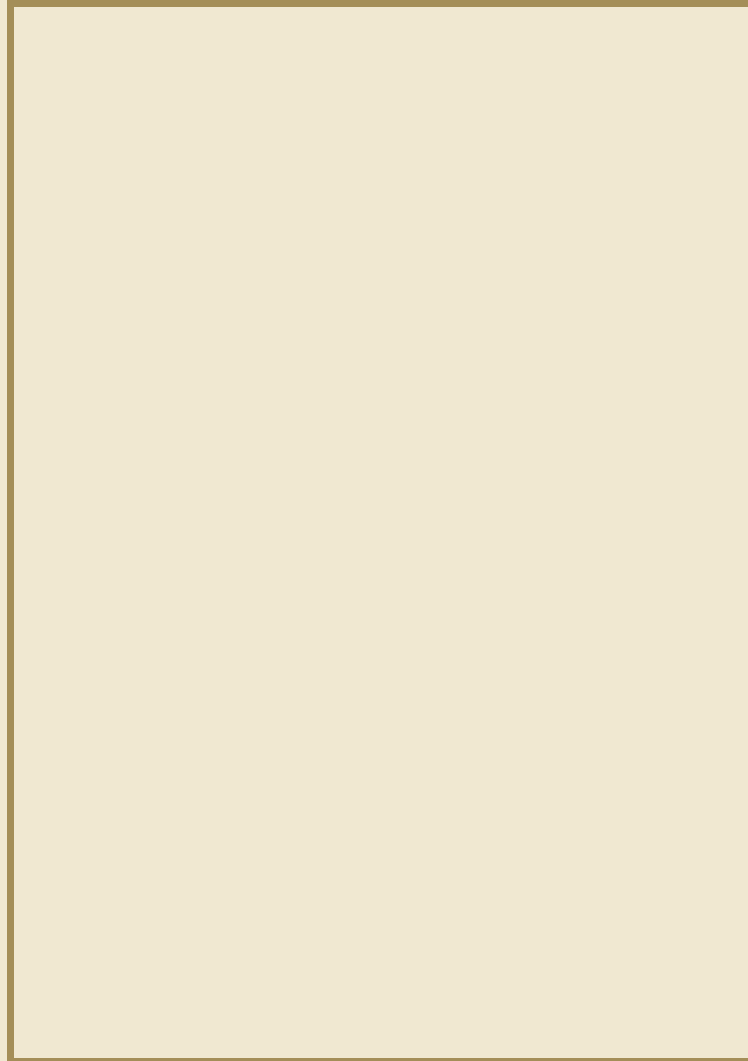
Key Features

- TENANT IN SITU
- FORECOURT PARKING
- 8 YEAR LEASE
- SITUATED ON POPULAR BUSINESS PARK
- FREEHOLD

Important Information

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

£185,000



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



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