



GUILDCREST ESTATES



45 Maple Leaf Business Park, Manston, Ramsgate CT12 5GD



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Manston, Ramsgate CT12 5GD

£175,000 + VAT

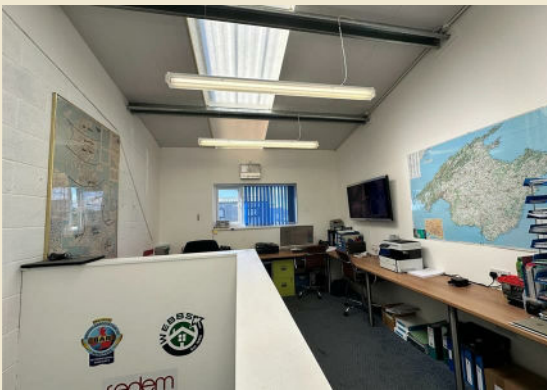
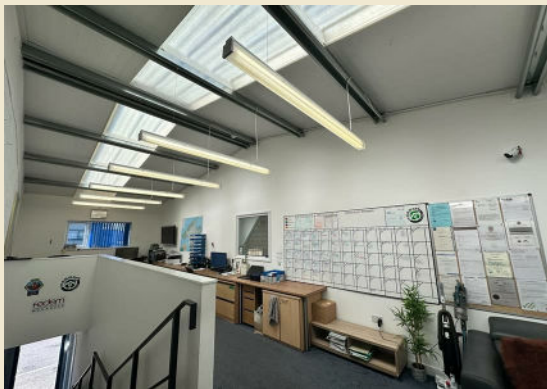
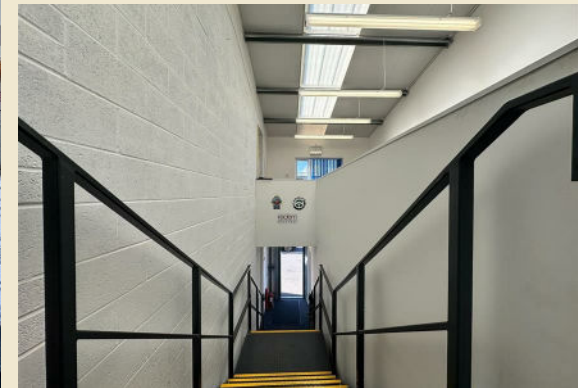
This versatile light industrial unit offers an excellent opportunity for a wide range of businesses. Located on the popular and thriving Maple Leaf Business Park with excellent transport links, the unit is well-suited for use as a workshop, warehouse, or light industrial space, with the added benefit of dedicated office and staff facilities.

This unit features a split mezzanine with lots of natural lighting, ideal for storing equipment, inventory, or any other essentials for your business operations. This adds great value to the property, ensuring that all your storage needs are met efficiently, with pedestrian door, WC for convenience, an electric-operated roller shutter door for easy access.

The fitted office space equipped with security system, and air conditioning and refreshment facilities neatly tucked away, allows for smooth running of your business.

The forecourt parking adds to the convenience of this unit, making it ideal for businesses that require easy loading and unloading of goods.

Situated in a prime location within the business park, this Industrial unit offers great potential for businesses looking to establish or expand their operations. Don't miss out on





this opportunity that could take your business to the next level.

Steel frame/clad
Service Charge - £350 + VAT PA
Business Rates - £560 pcm
EPC - C





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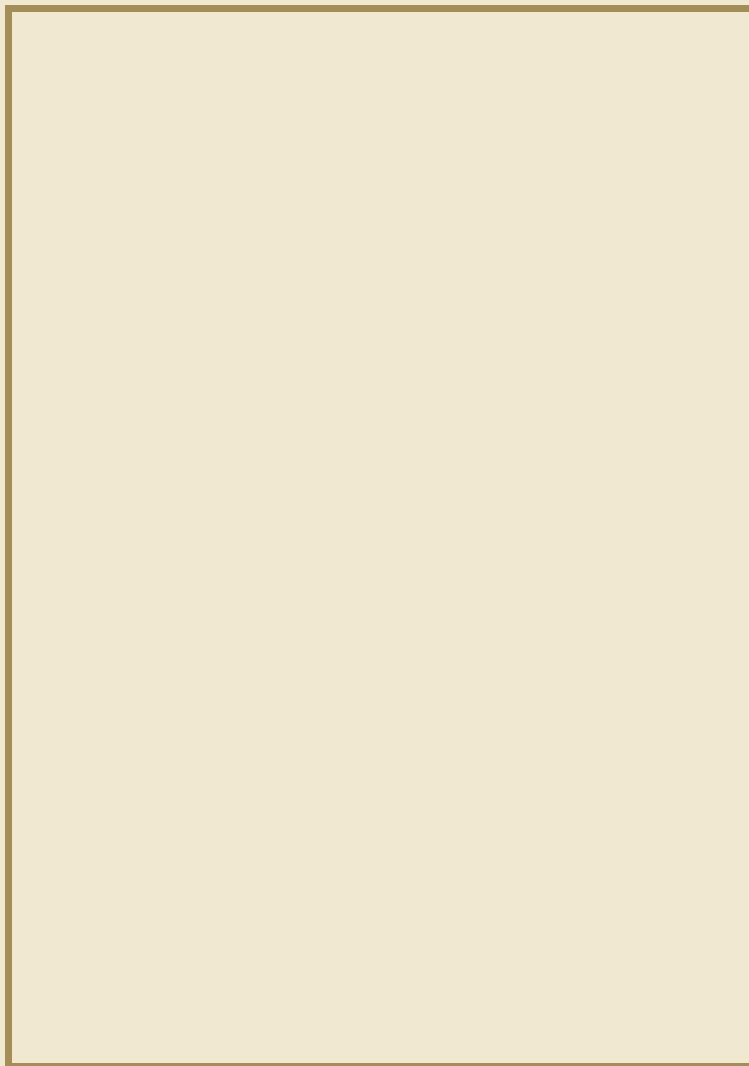
Key Features

- Freehold
- Great Investment Opportunity
- Split Mezzanine
- Fitted Office
- Air Conditioning
- Surveillance System
- Situated on popular business park

Important Information

Freehold
 Industrial Unit
 1500.00 sq ft
 Council Tax Band
 EPC Rating

£175,000



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	



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