GUILDCREST ESTATES



Unit 2 Merlin Business Park, Manston, Ramsgate CT12 5HW

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£950 + VAT PCM

Incentives available for lease holders!

Launch, relocate or expand your business with this exceptional opportunity to secure a brand-new industrial unit in one of East Kent's most strategically located commercial developments.

Situated within the prestigious Merlin Business Park, this modern light industrial unit has been designed to suit a wide range of occupiers, including warehousing, distribution, manufacturing, e-commerce, trade businesses and commercial storage.

Built to a high specification, the unit features durable steel frame construction with contemporary composite cladding, creating a professional appearance while offering low maintenance and excellent energy efficiency.

The spacious warehouse benefits from an electrically operated insulated roller shutter door for efficient loading and unloading, alongside a separate pedestrian entrance, ground floor WC and a full mezzanine floor. The mezzanine provides valuable additional space that can be used as offices, staff facilities, storage or a showroom, maximising the unit's flexibility.

Outside, the generous forecourt provides











parking for up to three vehicles together with access for deliveries.

Merlin Business Park occupies a prime position in Manston, one of Kent's fastest-growing commercial locations.

The development enjoys immediate access to the A299 Thanet Way, providing excellent links across Kent and to the M2 motorway (approximately 15 miles).

Rent: £950 + VAT per calendar month
Annual Service Charge: £400
Building Insurance Contribution: £420 per annum
Deposit: Subject to satisfactory references and credit checks
Legal fees apply : £1,080
Small Business Rate Relief may be available (subject to eligibility)
Business Rates: TBA



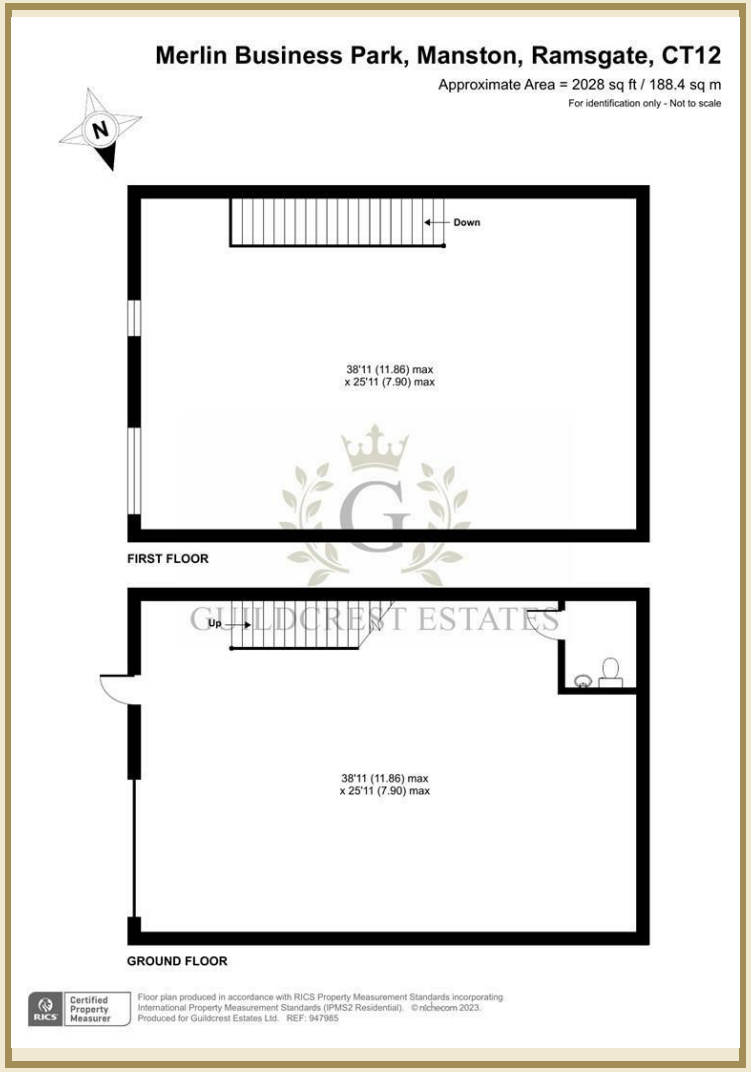
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Key Features

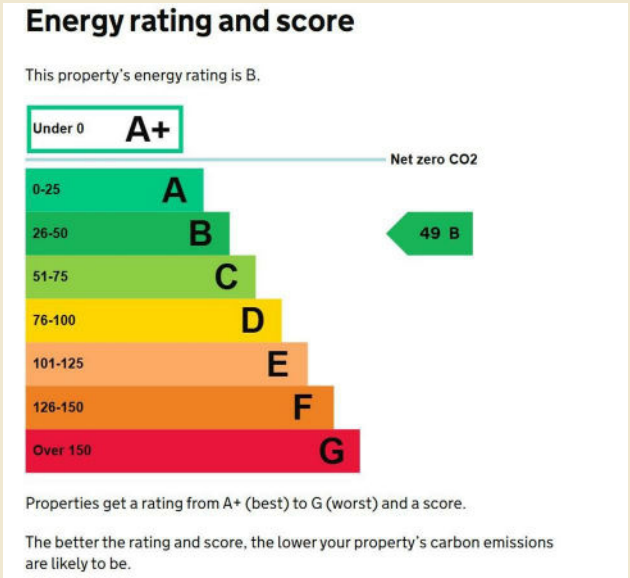
- Incentives available for new lease holders
- Brand-new industrial/warehouse unit
- Full mezzanine floor providing additional workspace
- Thermal Lined Electric Operated Shutter Roller Door
- Ground floor WC
- Forecourt-Parking for 3 Cars
- B2/B8 Usage
- Steel Frame with composite cladding
- Available now

Important Information

Industrial Unit
2000.00 sq ft
EPC Rating B
£950 Per Calendar Month







01843 272200 www.guildcrestestates.co.uk
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

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