



GUILDCREST ESTATES



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





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## Merlin Business Park, Manston, Ramsgate CT12 5HW

**£1,000 + VAT PCM**

Incentive Rent Scheme Available

Unlock endless possibilities for your business at Merlin Business Park, located at the heart of Thanet in East Kent just 15 miles from the M2 motorway.

With easy access to the A299 Thanet Way, this prime location provides a link with Ramsgate New Port only 5 miles east, and the site's proximity to the Channel Ports, along with Kent International Airport and high-speed rail links at Thanet Parkway Station, makes it an ideal hub for trade and commerce. Elevate your business to new heights with the unbeatable accessibility and strategic location of Merlin Business Park.

This new light industrial unit boast a sleek steel frame and deep profile composite cladding, making them both low-maintenance and aesthetically pleasing.

With a full mezzanine floor, an electrically-powered insulated door, a separate pedestrian door, and WC, you'll have everything you need to run your business efficiently. Plus, with a spacious forecourt that accommodates parking for up to three cars, you can be sure that your team and clients will always have a convenient place to park.

Usage Class







This unit is classified as B2/B8 (Restrictions apply to motor trade.)

Available April 2026

Annual Service Charge- £400

Rent - £1,000 + VAT pcm

Deposit: Amount to be confirmed, subject to satisfactory credit and reference checks.

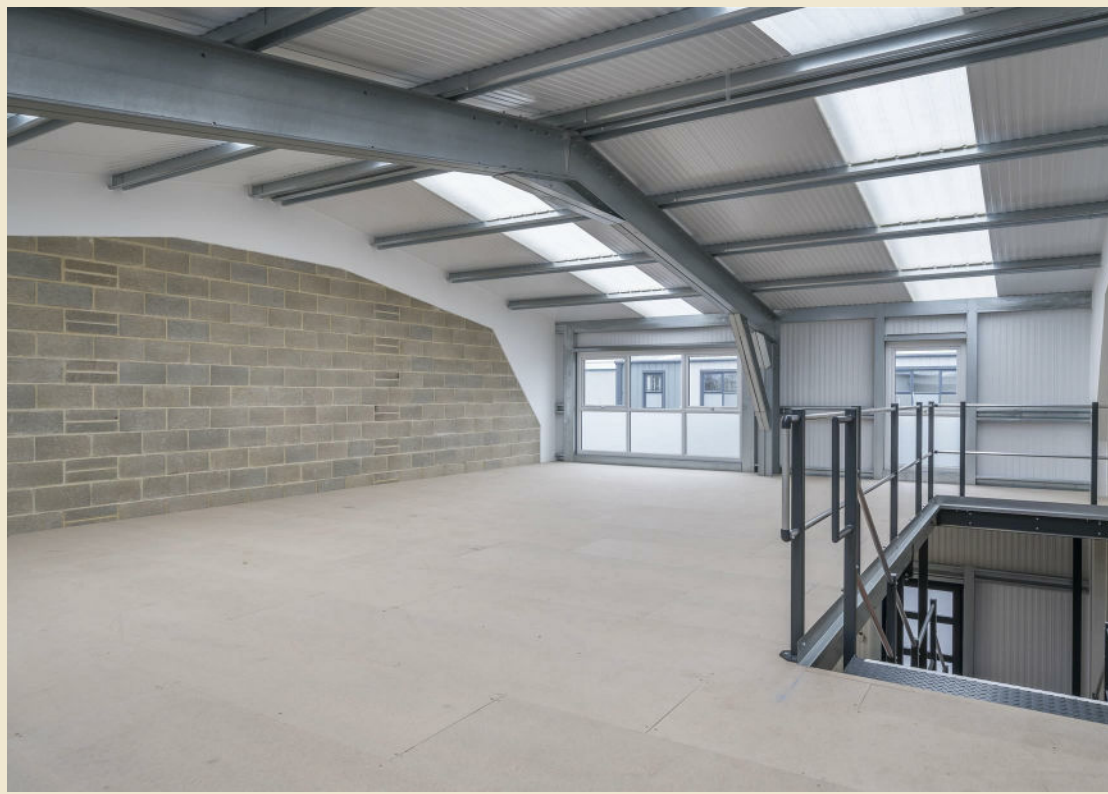
Buildings insurance contribution required - £420

Business Rates TBA

Legal Fees apply

Small Business Rate Relief Available

Steel Frame



## Key Features

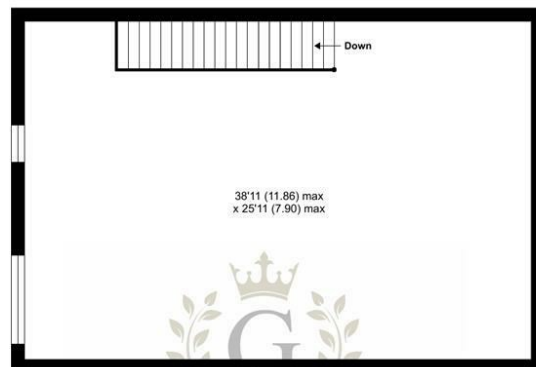
- Brand New Industrial Unit FOR RENT
- Available Spring 2026
- 2000 SQ FT
- Electric Operated Shutter Roller Door
- Separate Pedestrian Door
- Forecourt-Parking for 3 Cars
- B2/B8 Usage
- Popular Business Park

## Important Information

Industrial Unit  
 2000.00 sq ft  
 EPC Rating B  
 £1,000 Per Calendar Month

### Merlin Business Park, Manston, Ramsgate, CT12

Approximate Area = 2028 sq ft / 188.4 sq m  
 For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Guildcrest Estates Ltd. REF: 947985



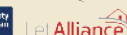
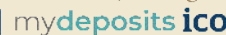
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



01843 272200 [www.guildcrestestates.co.uk](http://www.guildcrestestates.co.uk)

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