



Unit 37 Maple Leaf Business Park, Manston, Ramsgate CT12 5GD



GUILDCREST ESTATES

Maple Leaf Business Park,  
Manston, Ramsgate CT12 5GD

**£185,000**

Introducing an exceptional opportunity to own a well-appointed light industrial unit located within the highly sought-after location.

This well-presented unit offers versatile space suitable for a range of business uses. The ground floor provides an open-plan workshop or storage area, complete with lighting and multiple power sockets throughout for convenient operational use.

The property benefits from a dedicated WC and a separate kitchen facilities, providing comfortable working for staff. The first floor has a small office area, ideal for administrative work or additional storage. The office is fitted with power sockets and benefits from natural light, creating a comfortable workspace.

This end of terrace unit is convenient for clients to visit and provides opportunity for additional advertising.

Maple Leaf Business Park is renowned for its strategic location within the heart of Kent, offering excellent connectivity to major transportation routes and nearby urban centers. The park's established community of businesses provides networking opportunities and access to a range of services.





£185,000 + VAT  
Total Floor Area approximately 2000 sq ft.  
Service Charge £350 + VAT  
Business Rates TBA  
Small Business Rate Relief Available  
Steel Frame

The unit is classed B2 & B8 usage.  
Restrictions apply to motor trade.





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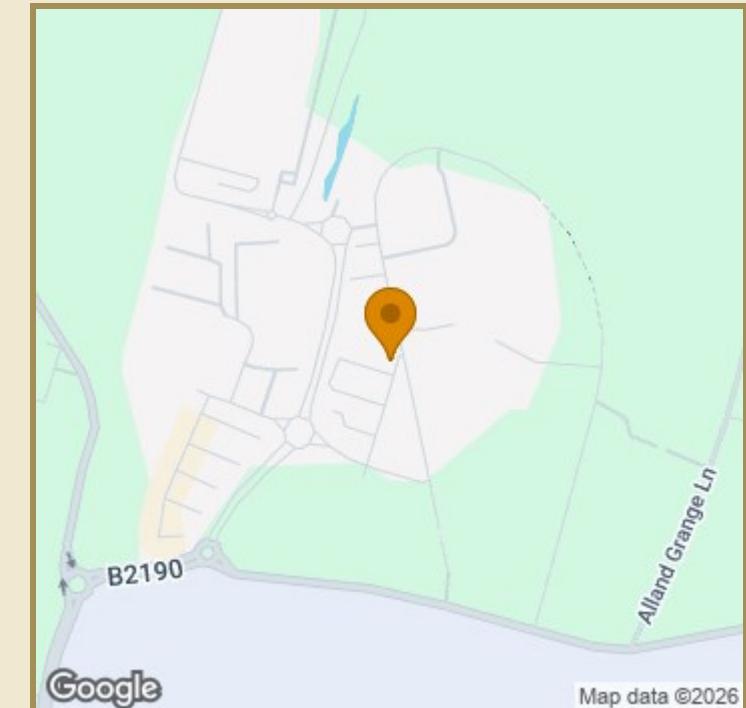
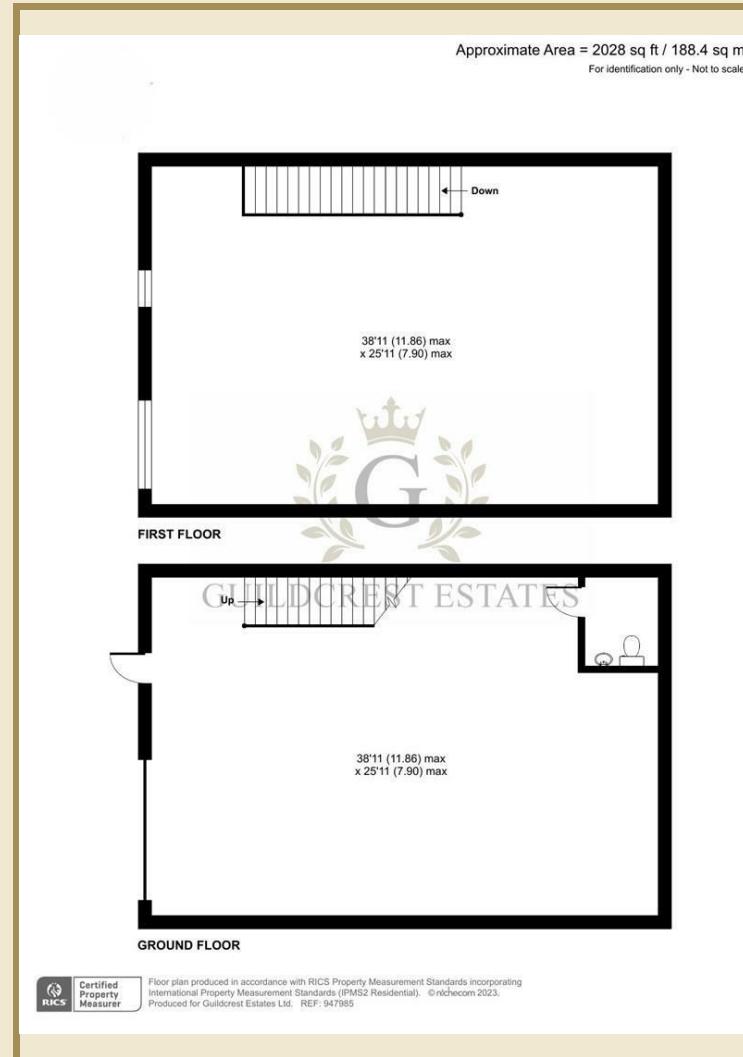
## Key Features

- End of terrace Unit
- Light industrial unit with private office
- Separate WC and small kitchen area
- Suitable for a variety of light industrial or workshop uses
- Electric Roller Shutter Door

## Important Information

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

£185,000



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(58-68) D	70	(58-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	