GUILDCREST ESTATES

Unit 7 The Laurels, Manston, Ramsgate CT12 5NQ

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£1,050 +VAT

Unlock endless possibilities for your business at The Laurels 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 The Laurels Business Park.

Our brand new light industrial units 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 and additional parking available, you can be sure that your team and clients will always have a convenient place to park.

Utilities

Equipped with all the essentials to keep your business running smoothly, including mains water supply and drainage, a lightning-fast fibre broadband connection, and a powerful 3 Phase Power supply.
Class of Usage
These units are classified as B2/B8
Restrictions apply to motor trade.

£1,050 Per Calendar Month (plus VAT)
£1,050 Deposit
Service Charge PA - £400
Business Rates TBA
Small Business Rate Relief Available
Steel Frame

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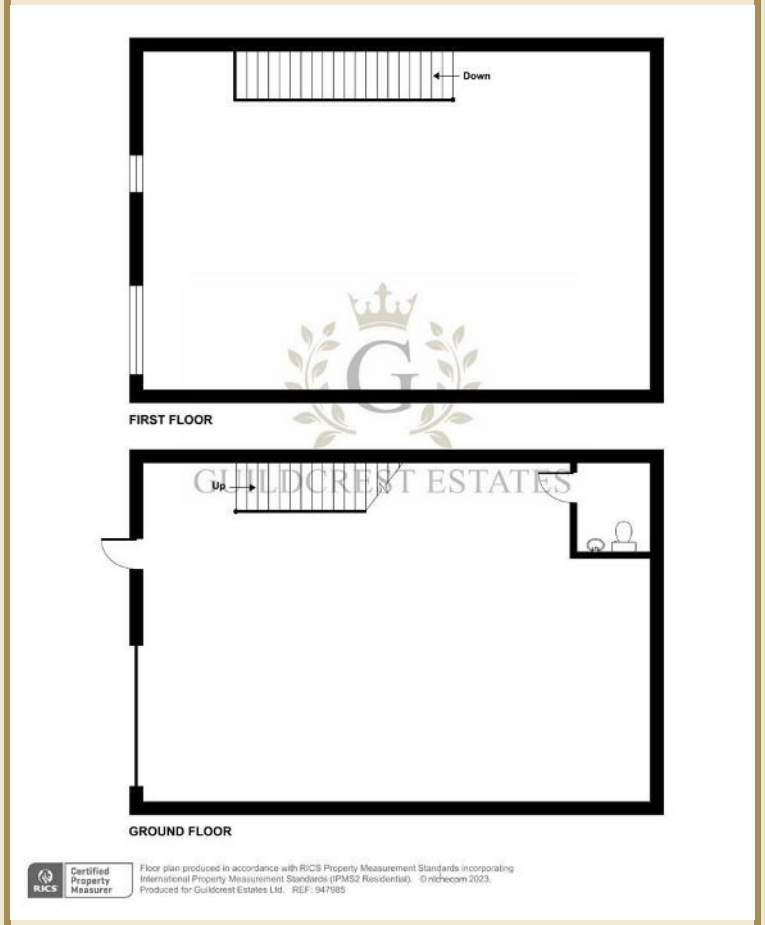
Key Features

- Freehold
- 100A 3 Phase supply
- From 2,000sq metres
- Forecourt Parking for 3 cars
- Load capacity 480kg per sq metre
- Electric operated shutter doors
- Separate pedestrian door
- W.C.
- Mains water supply and drainage

Important Information

Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

£1,050 + VAT PCM



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