



GUILDCREST ESTATES



103 Maple Leaf Business Park, Ramsgate CT12 5GY



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£1,100 + VAT

Set within the esteemed Maple Leaf Business Park in Manston, Ramsgate, this light industrial unit presents an exceptional opportunity for businesses seeking a prime location. The property boasts convenient forecourt parking for up to three vehicles, ensuring easy access for both staff and clients.

A particular advantage of this unit is the inclusion of a private side yard, offering additional outdoor space ideal for storage, deliveries, or operational flexibility.

The unit is equipped with an electric roller shutter, providing both security and ease of entry for deliveries and equipment. Inside, you will find a well-designed space that includes a practical WC, catering to the needs of your workforce. Additionally, the presence of a carpeted mezzanine floor offers valuable extra space, perfect for storage or additional work areas, enhancing the unit's functionality.

Situated in a sought-after commercial business park, this property benefits from a vibrant business community and excellent transport links, making it an ideal choice for a variety of light industrial operations. Whether you are looking to expand your current business or start anew, this unit offers the perfect blend of accessibility and practicality.





Do not miss the chance to secure this remarkable industrial unit in a thriving location.

Key Details:

Long lease available
Steel frame construction
Service charge: £375 + VAT
Deposit: £1,100
Rent: £1,100 PCM + VAT
Small Business Rate Relief available
Building insurance contribution will apply - £400





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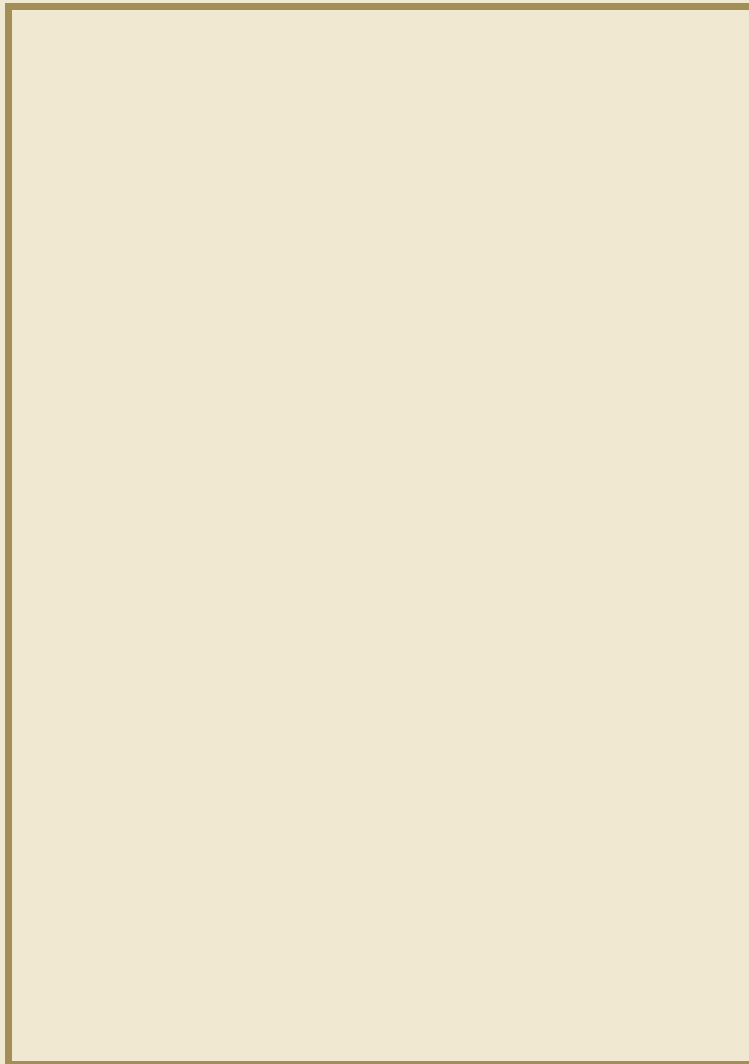
Key Features

- Electric Roller Shutter door
- Side Yard
- Full mezzanine floor
- Long lease available
- Available now

Important Information

Industrial Unit
2000.00 sq ft

£1,100 + VAT



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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