



GUILDCREST ESTATES



Unit 155 Maple Leaf Business Park, Manston, Ramsgate CT12 5GY



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Maple Leaf Business Park,
Manston, Ramsgate CT12 5GY

£975 + VAT pcm

Guildcrest Estates are delighted to bring to the market this well-presented, mid-terrace light industrial unit, situated within the highly regarded and sought-after Maple Leaf Business Park.

Constructed with a steel frame and finished with insulated, deep-profile composite cladding, the property offers both durability and low-maintenance appeal, alongside a modern and professional external appearance. The unit extends to approximately 2,000 sq ft and has been thoughtfully configured to maximise usable space, featuring a full mezzanine level that provides excellent additional storage or operational capacity.

Access is provided via an electrically operated roller shutter door, complemented by a separate pedestrian entrance for convenience. Internally, the unit benefits from a WC facility and is well-suited to a variety of industrial and storage uses. Externally, there is a forecourt area with dedicated parking for up to three vehicles.

The unit benefits from mains water and drainage, a three-phase power supply.

The property falls within B2 and B8 use classes, making it suitable for general industrial and storage/distribution purposes.





Please note that restrictions apply to motor trade use.

Additional Information:

Steel Frame

Size: 2,000 sq ft

Rent: £975 + VAT pcm

Deposit: £975

Service Charge: £375 per annum plus VAT

Buildings insurance contribution applicable

Business Rates: Small Business Rate Relief may be available (subject to eligibility)

Minimum Lease length: 3 years with 2 year break clause

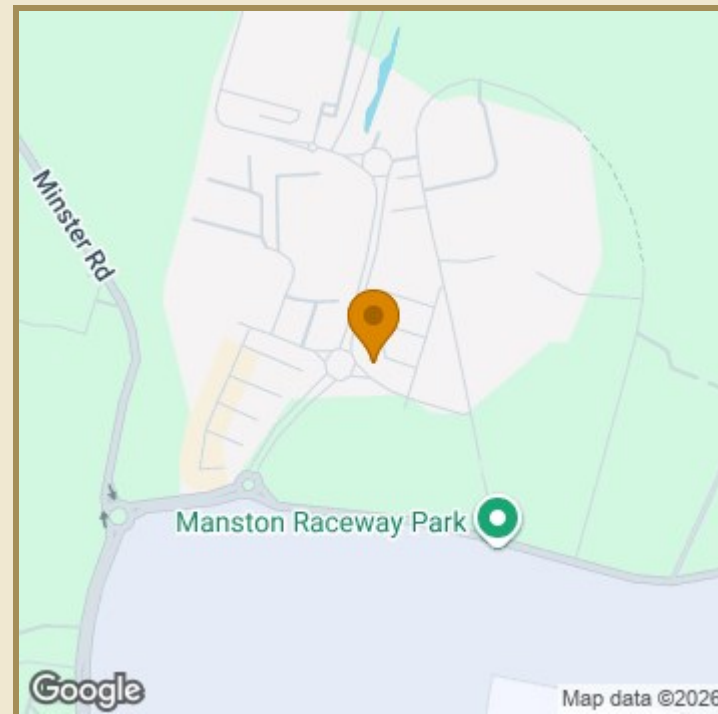
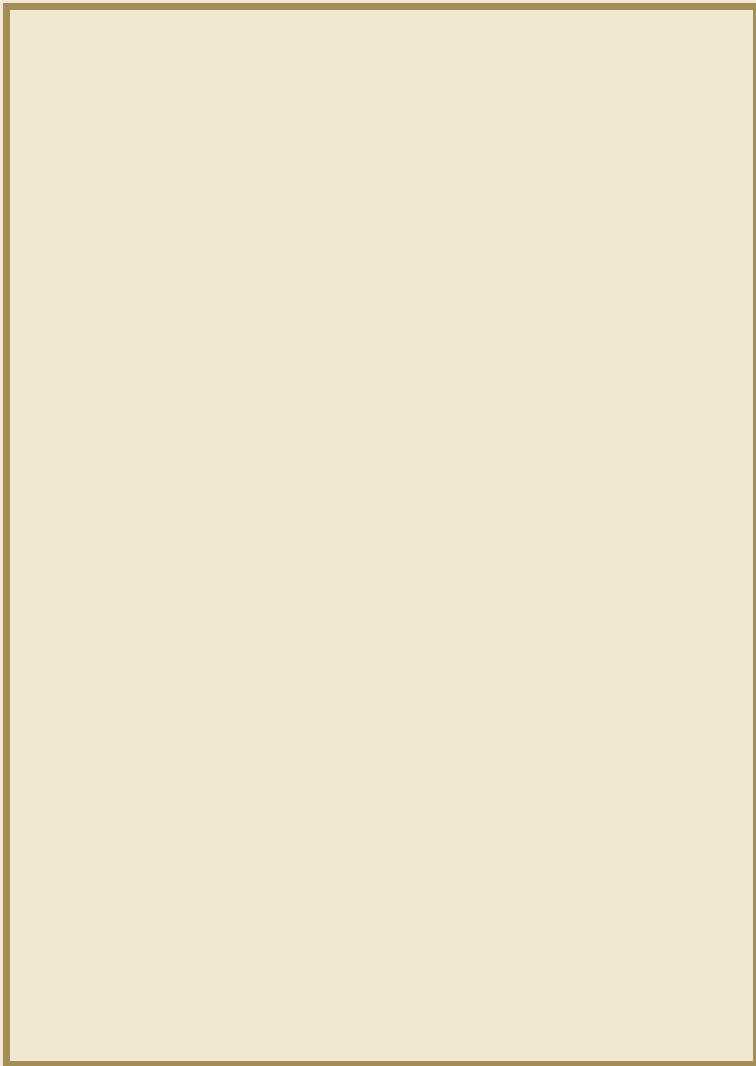
The property will be available from approximately June.



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Key Features

- Forecourt Parking
- Full Mezzanine
- Electric Roller Shutter Door
- Long lease available
- Available Summer 2026



Important Information

Industrial Unit
 0.00 sq ft
 Council Tax Band
 EPC Rating

£975 + VAT pcm

| 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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