



GUILDCREST ESTATES



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



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**Maple Leaf Business Park,
Manston, Ramsgate CT12 5GY**

£185,000 + VAT

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:

Size: 2,000 sq ft

Tenure: Freehold

Service Charge: £375 per annum plus VAT

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

The property will be available from approximately Mid-June



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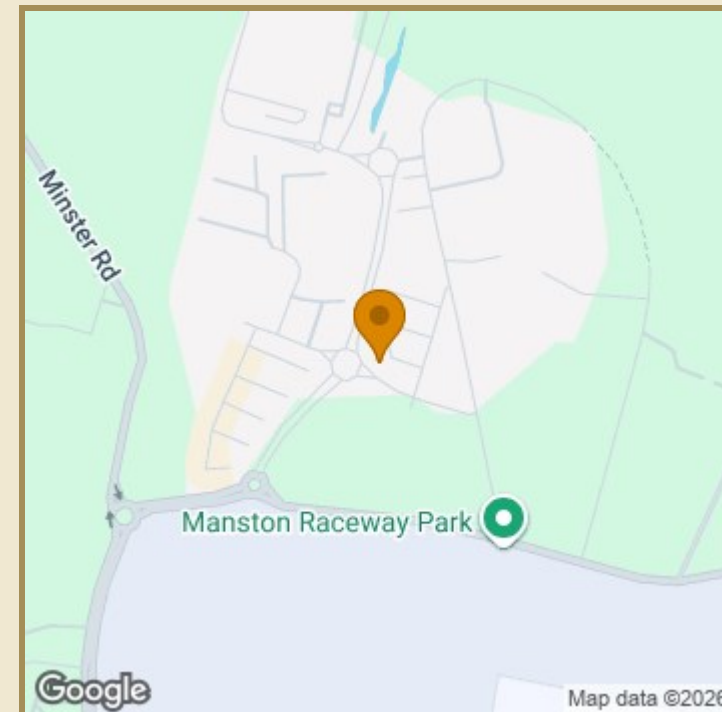
Key Features

- 2,000 SQ FT
- AVAILABLE SUMMER 2026
- ELECTRIC ROLLER SHUTTER DOOR
- W.C
- FORECOURT PARKING

Important Information

Freehold
Industrial Unit
sq ft
Council Tax Band
EPC Rating

£185,000



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		



01843 272200 www.guildcrestestates.co.uk

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



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