



GUILDCREST ESTATES



Unit 31 The Laurels, Manston Business Park, Ramsgate CT12 5NQ

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GUILDCREST ESTATES

The Laurels, Manston Business Park, Ramsgate CT12 5NQ

£1,100 + VAT

Unlock endless possibilities for your business at The Laurels, Manston 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, Manston 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



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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.

Service Charge

With an annual service charge of just £400 per unit, you can enjoy peace of mind knowing that your surroundings will be maintained to the highest standards. Any future increases will be index linked.

To carry out due diligence and to check eligibility, credit checks will be carried out.

Rent: £1,100 + VAT pcm

Deposit: £1,100

Buildings Insurance: £641.16

Business Rates TBA

Small Business Rate Relief Available*

Steel Frame





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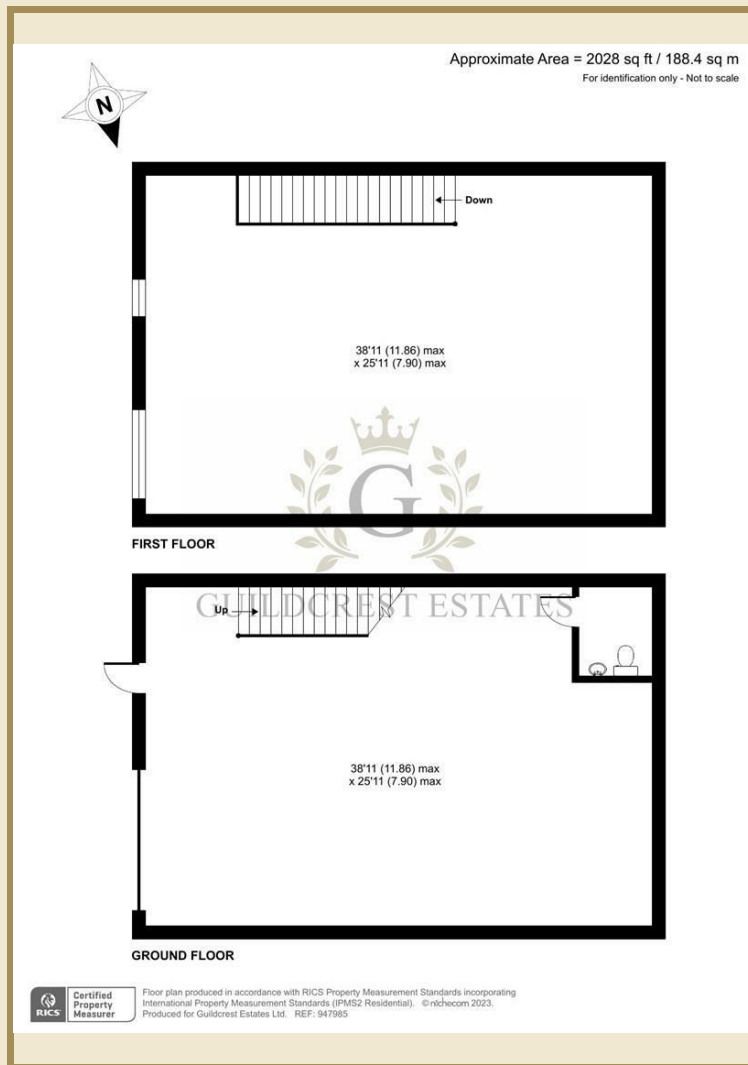
Key Features

- Long Lease Available
- 100A 3 Phase supply
- 2,000 sq ft
- Forecourt parking for 3 cars
- Load capacity 480kg per sq meter
- Electric operated roller shutter door
- Separate pedestrian door
- W.C.

Important Information

Industrial Unit
 2000.00 sq ft
 Council Tax Band
 EPC Rating

£1,100



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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