GUILDCREST ESTATES



# Unit 32 The Laurels, Manston Business Park, Ramsgate CT12 5NQ

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## £1,100 +VAT

Brand New Industrial Unit to Rent!

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 business running smoothly, including mains water supply and drainage and 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.

Rent: £1,100 + VAT
Deposit: £1,100
Buildings Insurance: Approx £300 pa
EPC: A
Business Rates TBA
Small Business Rate Relief Available
Steel Frame

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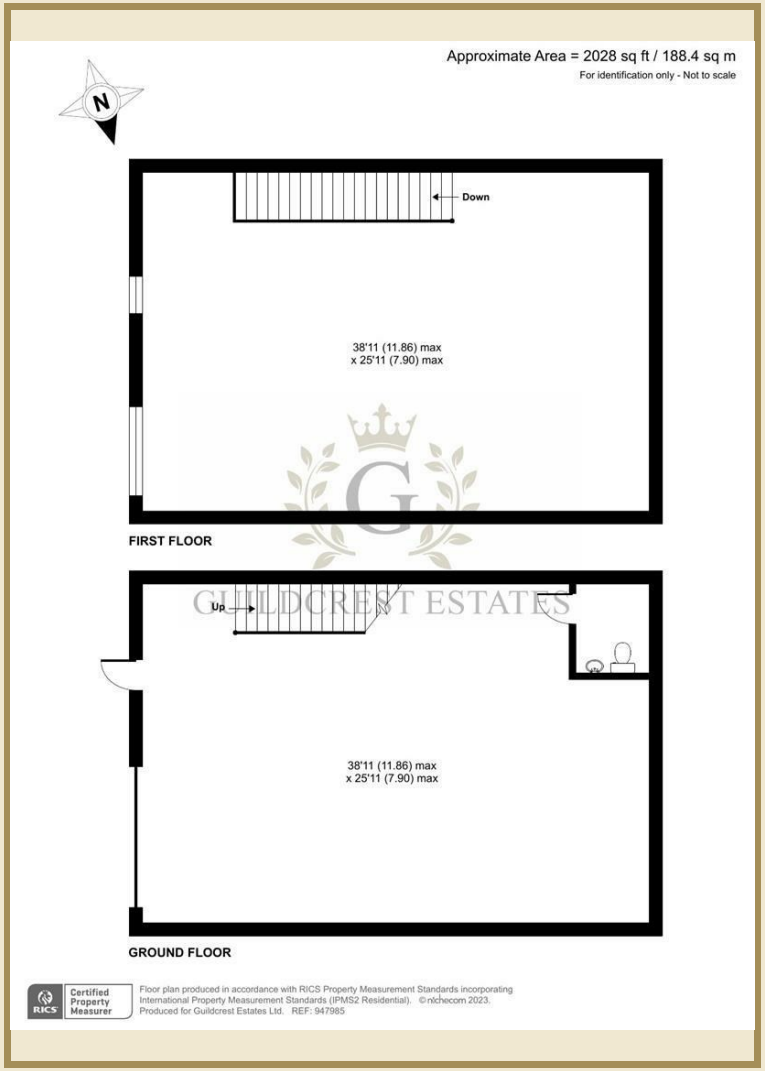
## *Key Features*

- Freehold
- 100A 3 Phase supply
- From 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.
- Mains water supply and drainage

## *Important Information*

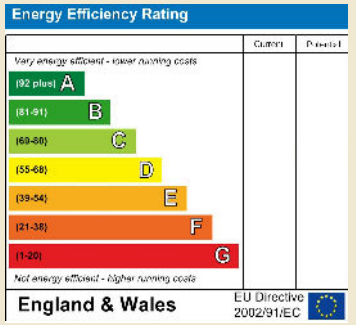
Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

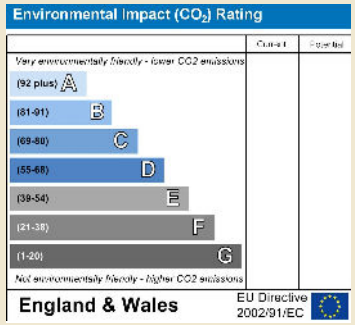
£1,100 + VAT











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