GUILDCREST ESTATES



35 Maple Leaf Business Park, Manston, Ramsgate CT12 5GD

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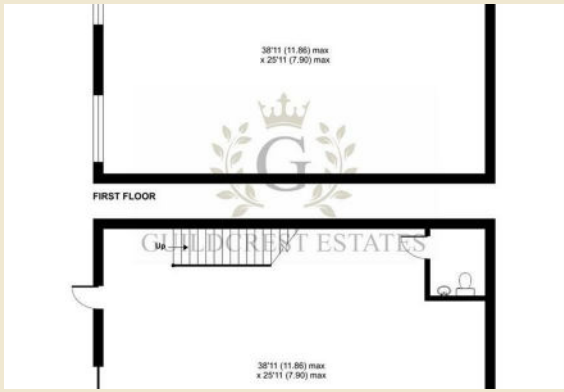
GUILDCREST ESTATES

Maple Leaf Business Park, Manston, Ramsgate CT12 5GD

Asking price £185,000











An exciting opportunity to purchase a brand new light industrial unit at Maple Leaf Business Park, offering modern and versatile commercial space suitable for a range of business uses.

The unit provides approximately 2,000 sq ft of accommodation arranged over two levels, with around 1,000 sq ft on the ground floor and a further 1,000 sq ft on the first floor/mezzanine. The property has been thoughtfully designed with a steel frame construction and attractive, low-maintenance composite cladding.

The unit benefits from an electrically operated loading door, separate pedestrian entrance and WC facilities. There are also three dedicated parking spaces directly in front of the unit, with additional parking available nearby, providing convenient access for staff, customers and visitors.

The property is equipped with mains water and drainage, three-phase electricity and fibre broadband, providing the essential services required for a modern business operation.

The unit falls within B2/B8 use, subject to planning and any applicable restrictions. Restrictions apply to motor trade uses.

A service charge of £375 + VAT per annum is





payable and covers the maintenance and upkeep of the communal areas and estate.

The asking price is £185,000. Business rates are to be confirmed, with Small Business Rate Relief potentially available subject to eligibility.

This is an excellent opportunity to acquire a brand new, modern industrial unit with flexible accommodation, dedicated parking and a practical specification, making it an ideal investment or owner-occupier opportunity.

£185,000 + VAT
Small rate relief available*
Service Charge: £375 + VAT
Steel frame/ Cladding.

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Key Features

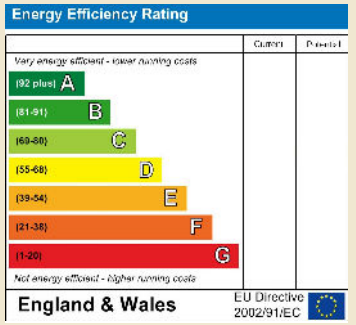
- Brand new light industrial unit
- Approximately 2,000 sq ft
- Electrically operated loading door
- Separate Pedestrian Door
- W.C. Facilities
- Great investment opportunity

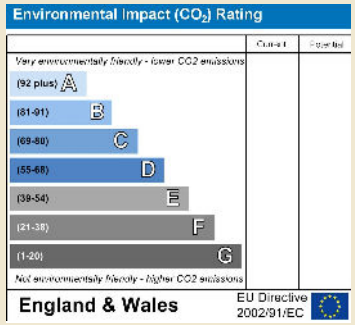
Important Information

Freehold
Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

£185,000







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