



GUILDCREST ESTATES



103 Maple Leaf Business Park, Ramsgate CT12 5GY



GUILDCREST ESTATES

Maple Leaf Business Park,
Ramsgate CT12 5GY

£1,050 Per month + VAT

PCM

Available Now!

This modern light industrial unit at Maple Leaf Business Park, Manston offers the perfect space to be used as a combination of warehouse space, storage, workshop facilities and office accommodation, making it ideal for a wide range of businesses.

One of the standout features is the private enclosed side yard—a rare addition that provides secure external storage, loading space or additional operational flexibility.

Inside, the unit offers bright, open-plan warehouse space, an electric roller shutter door for effortless loading, a ground floor WC and an open mezzanine. The mezzanine is ideal as a staff area, office, showroom or additional storage depending on your business needs.

Externally, the unit benefits from allocated parking for three vehicles, allowing convenient access for staff, customers and deliveries.

Located within the popular Maple Leaf Business Park, the property enjoys excellent access to the A299 Thanet Way, Ramsgate, Margate, Broadstairs and the Port of Dover, making it an excellent base for businesses serving Kent and the South East.





Whether you're relocating, expanding or launching a new venture, this versatile unit offers an outstanding opportunity in a highly accessible commercial location.

Rent: £1,050 PCM + VAT

Deposit: £1,050

Service Charge: £375 + VAT

Building Insurance Contribution: £400 per annum

Long lease available

Business rates: £5,697.50

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



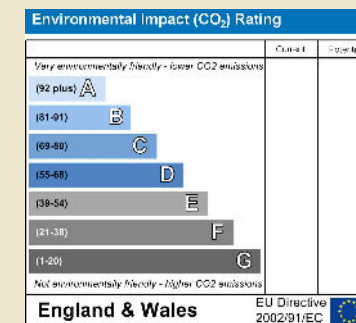
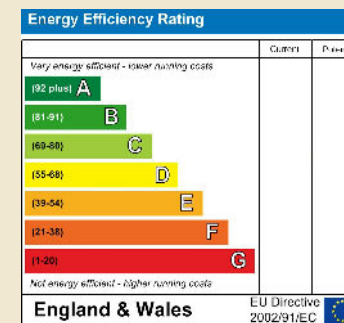
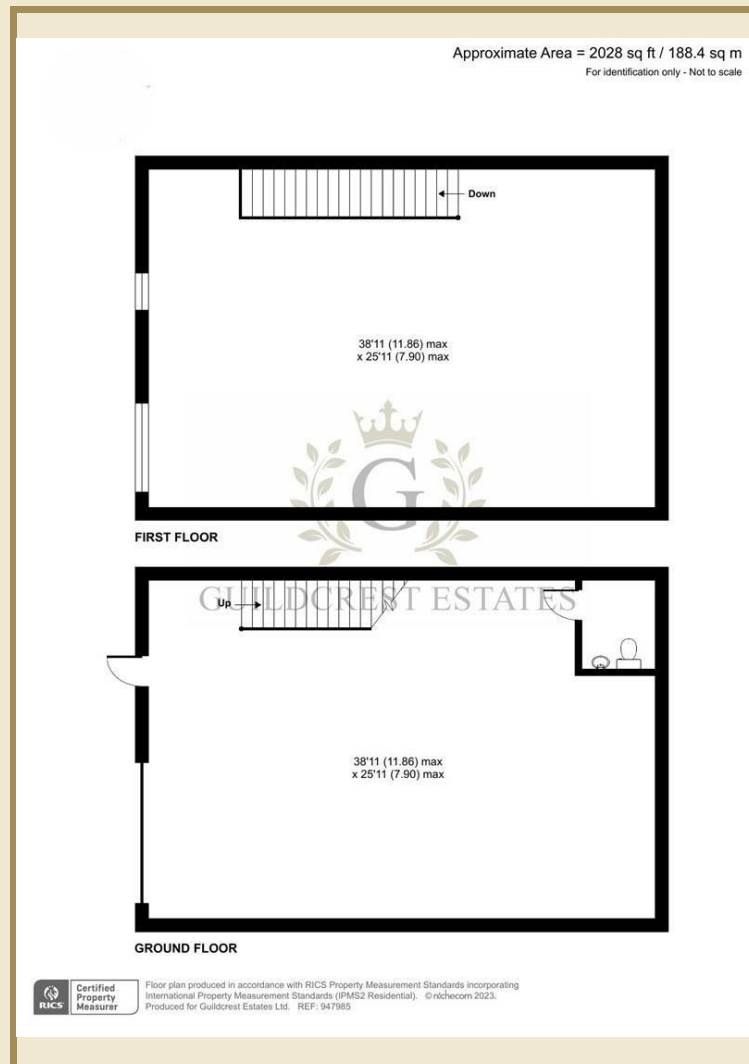
Key Features

- Modern light industrial unit
- Rare private enclosed side yard
- Spacious warehouse/workshop accommodation
- Long lease available
- Electric roller shutter loading door
- WC facilities
- Three allocated parking spaces
- Eligible for small rate relief if it is sole business premises

Important Information

Industrial Unit
2000.00 sq ft

£1,050 Per month + VAT PCM



01843 272200 www.guildcrestestates.co.uk

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



Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.