GUILDCREST ESTATES



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

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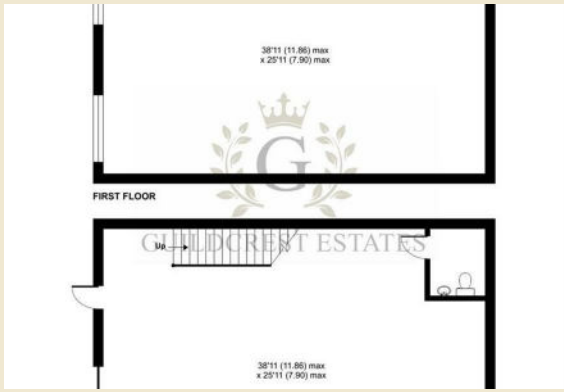
GUILDCREST ESTATES

Maple Leaf Business Park, Manston, Ramsgate CT12 5GD

£950







An exciting opportunity to rent 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 has been thoughtfully designed to provide practical workspace, with a steel frame construction and attractive, low-maintenance composite cladding. The accommodation provides approximately 2,000 sq ft of space 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 unit benefits from an electrically insulated 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 both staff 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.

Due diligence and credit checks will be carried





out as part of the letting process, and prospective tenants will be required to satisfy the relevant eligibility criteria.

Maple Leaf Business Park provides an excellent opportunity for businesses looking for brand new, modern industrial premises with flexible accommodation, dedicated parking and a practical location for a variety of commercial uses.

Rent: £950 + VAT per calendar month
Service Charge: £375 + VAT per annum
Deposit: £950
Buildings Insurance: To be confirmed
Business Rates: To be confirmed
Small Business Rate Relief: Available, subject to eligibility

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Key Features

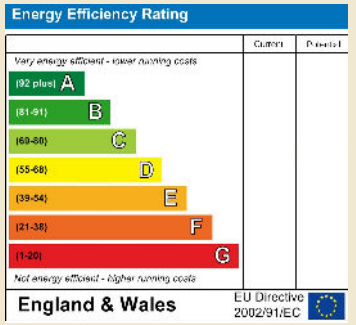
- Brand new light industrial unit
- Approximately 2,000 sq ft
- Electrically operated loading door
- Separate Pedestrian Door
- W.C. Facilities
- Long lease available

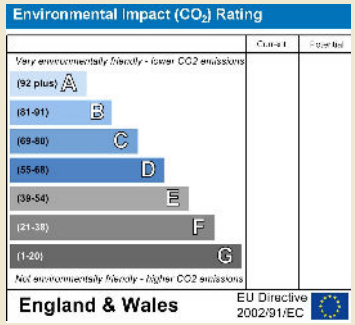
Important Information

Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

£950







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