GUILDCREST ESTATES



Unit 117 Maple Leaf Business Park, Manston, Ramsgate CT12 5GD

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£950 + VAT Per Month







Fantastic opportunity to expand your business 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.

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: £950 PCM + VAT
Deposit: £950
Service Charge: £375 + VAT
Buildings insurance
Long lease available
Business rates: Approx £5,697.50
Small Business Rate Relief may be available (subject to eligibility)



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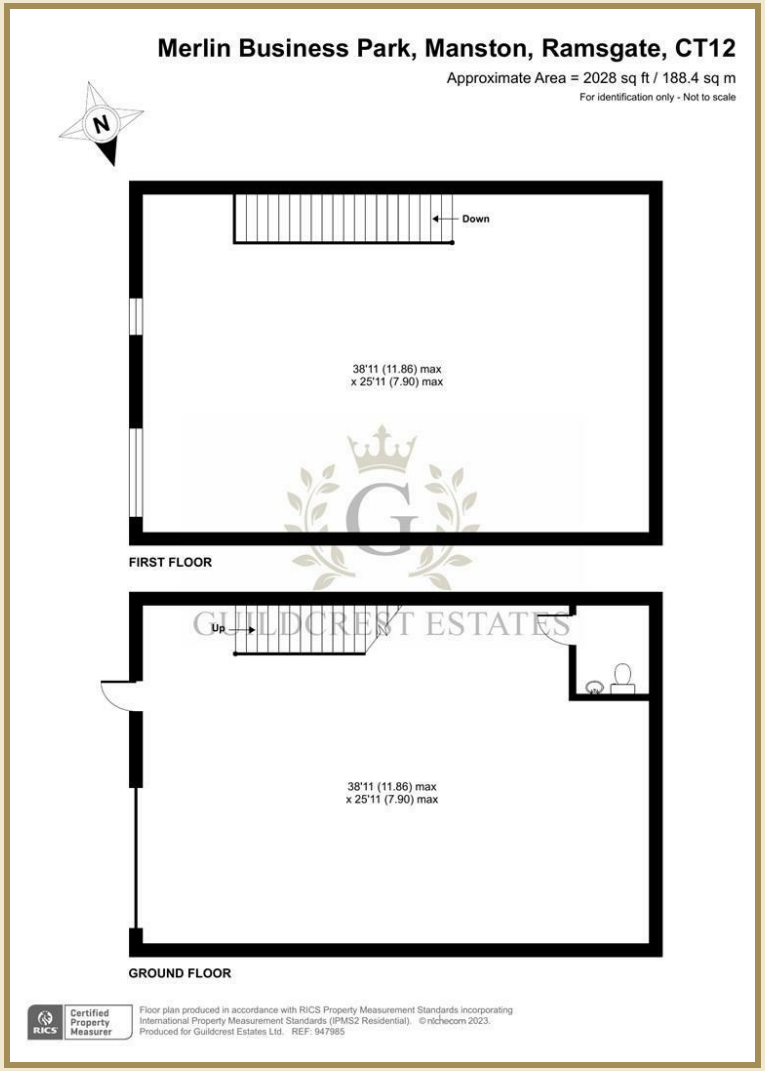
Key Features

- Available October 2026
- Electric Roller Shutter Door
- Separate pedestrian door
- Long lease available

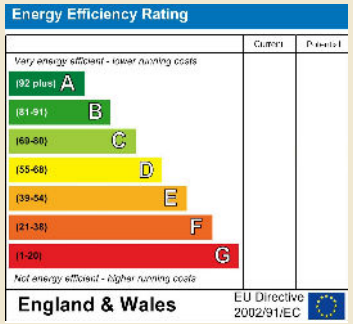
Important Information

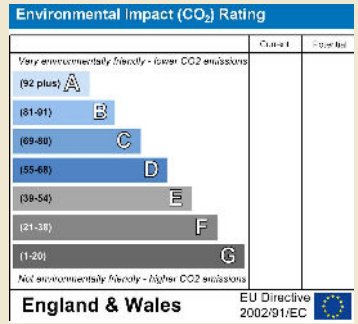
Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

£950 + VAT Per Month









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