GUILDCREST ESTATES



Unit 64 The Laurels, Manston Business Park, Ramsgate CT12 5NQ

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£410,000

EXCLUSIVE DOUBLE UNIT – UP TO 4,000 SQ FT AVAILABLE

Versatile, brand new Light Industrial premises with flexible accomodation.

An exciting opportunity to occupy a brand new, high-quality double light industrial unit, offering up to 4,000 sq ft of versatile commercial space, suitable for a variety of business uses.

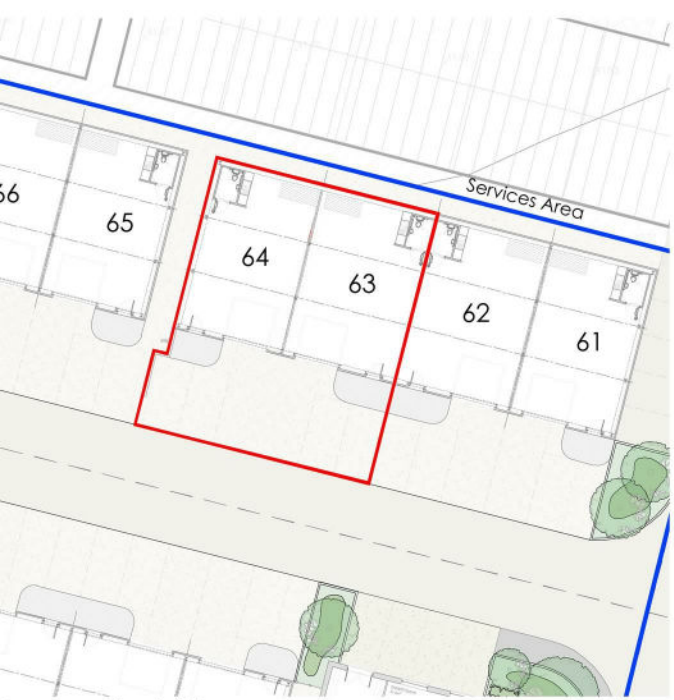
Constructed with a robust steel frame and attractive deep-profile composite cladding, these modern premises have been designed to provide a smart, professional appearance with minimal maintenance requirements.

A key feature of this double unit is its flexibility of use. Benefiting from two roller shutter doors and two separate pedestrian entrances, the unit offers excellent potential to divide the space into two distinct working areas. This makes it ideal for businesses looking to combine different operations under one roof, such as storage and distribution alongside a showroom, sales area, workshop or office space. Alternatively, the full area can be utilised as one substantial business premises.

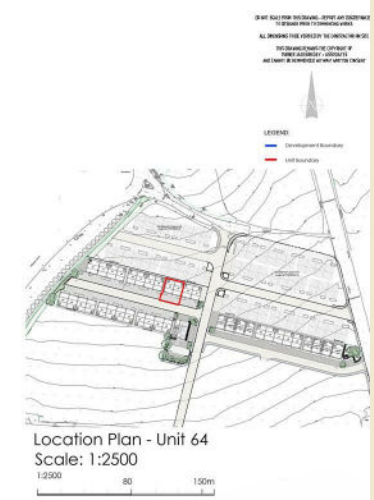
The units also benefits from full mezzanine







Conveyance Plan - Unit 64
Scale: 1:200



Location Plan - Unit 64
Scale: 1:2500



floors in both and 2 WC facilities, providing practical accommodation to support day-to-day business operations.

Externally, a generous forecourt provides parking for up to three vehicles, with additional parking available. The property also benefits from additional land to the side, offering valuable external space which could be utilised for bin storage, materials or other business-related storage requirements.

Utilities
The premises are well equipped with essential services, including:
Mains water supply and drainage
Fibre broadband connectivity
Three-phase electricity supply

Class of Use
The units benefit from B2 (General Industrial) and B8 (Storage and Distribution) use classifications, making them suitable for a range of commercial operations.

Service Charge
An annual service charge of £800 (£400 each)
Business Rates TBA

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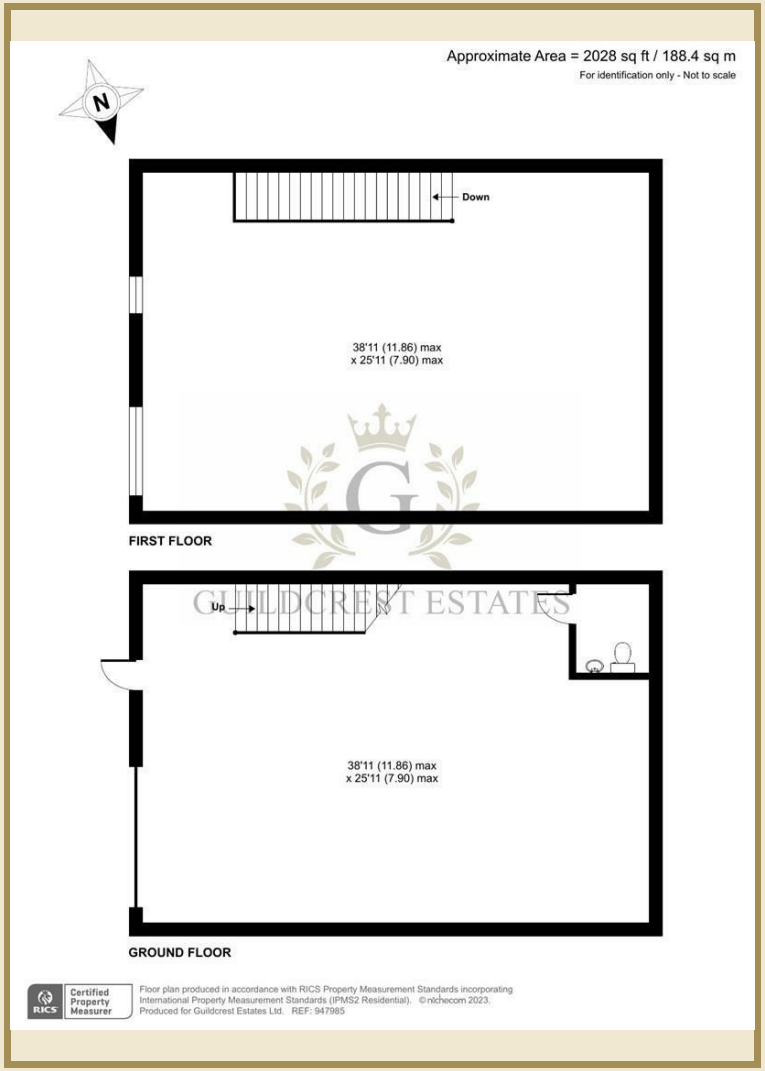
Key Features

- Combined with Unit 63 via doorways on the ground and first floor
- 2 100A 3 Phase supplies
- 4,000 sq ft
- Forecourt parking for 6 cars
- Load capacity 480kg per sq meter
- 2 Electric operated roller shutter doors
- 2 Separate pedestrian doors
- 2 W.C.'s
- Ready Winter 2026
- Additional side land, suitable for storage

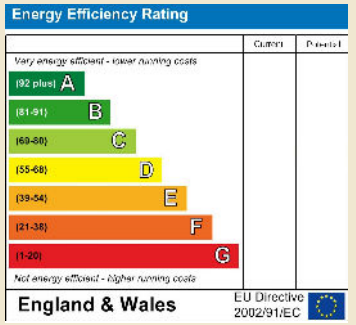
Important Information

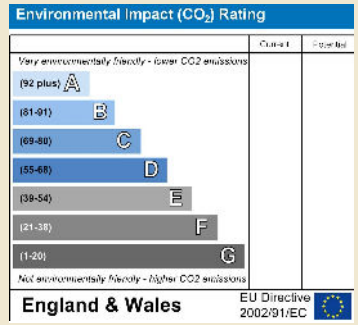
Freehold
Industrial Unit
4000.00 sq ft
Council Tax Band
EPC Rating

£410,000









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