GUILDCREST ESTATES



Unit 37 Maple Leaf Business Park, Manston, Ramsgate CT12 5GD

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£1,050 Per month + VAT

Introducing an excellent opportunity to rent a well-presented light industrial unit situated within the highly sought-after Maple Leaf Business Park.

Offering approximately 2,000 sq ft of versatile accommodation, the unit is ideally suited to businesses seeking a combination of workshop, storage and office space. The ground floor comprises an open-plan workshop or storage area, benefiting from lighting and multiple power sockets throughout, providing a practical and functional working environment.

Further benefits include a dedicated WC and separate kitchen facilities, offering convenience for staff. The first floor provides a small office area, ideal for administrative purposes or additional storage, with power sockets and natural light creating a comfortable workspace.

Situated within an end-of-terrace position, the unit offers convenient access for clients, alongside the potential for additional business visibility and advertising.

Maple Leaf Business Park benefits from a strategic location within Kent, offering convenient access to major transport links. The established business park provides an















attractive setting for a range of commercial occupiers.

£1,050 + VAT per month
Service Charge £375 + VAT
Rateable Value: £12,250
Buildings Insurance contribution £282.00
Steel Frame
2000 sq ft.

The unit is classed B2 & B8 usage.
Restrictions apply to motor trade.

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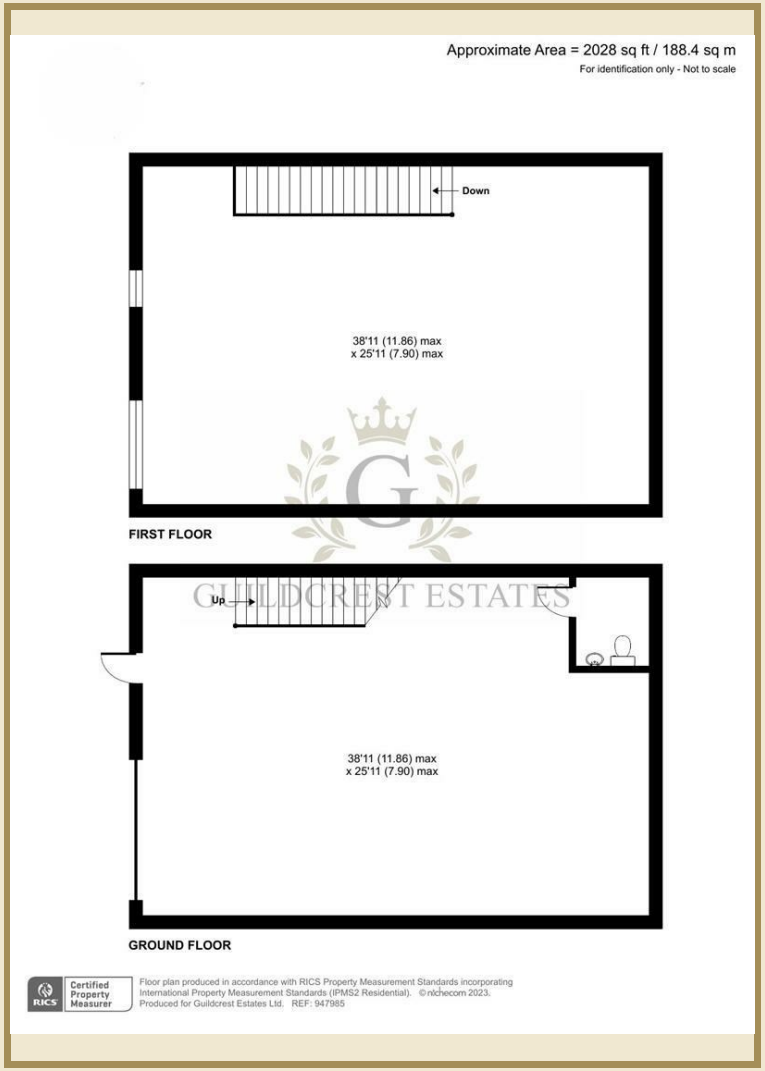
Key Features

- End of terrace Unit
- Light industrial unit with private office
- Separate WC and small kitchen area
- Suitable for a variety of light industrial or workshop uses
- Electric Roller Shutter Door

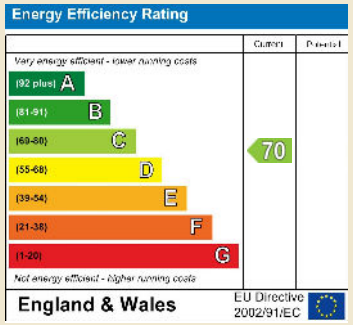
Important Information

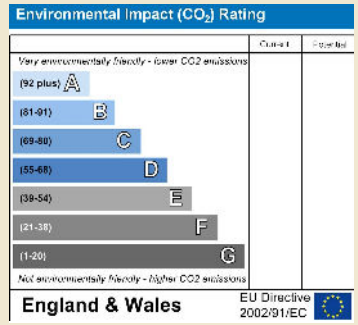
Industrial Unit
2000.00 sq ft
Council Tax Band Exempt
EPC Rating C

£1,050 Per month









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