GUILDCREST ESTATES



Office 11 The Laurels, Manston Business Park, Ramsgate CT12 5NQ

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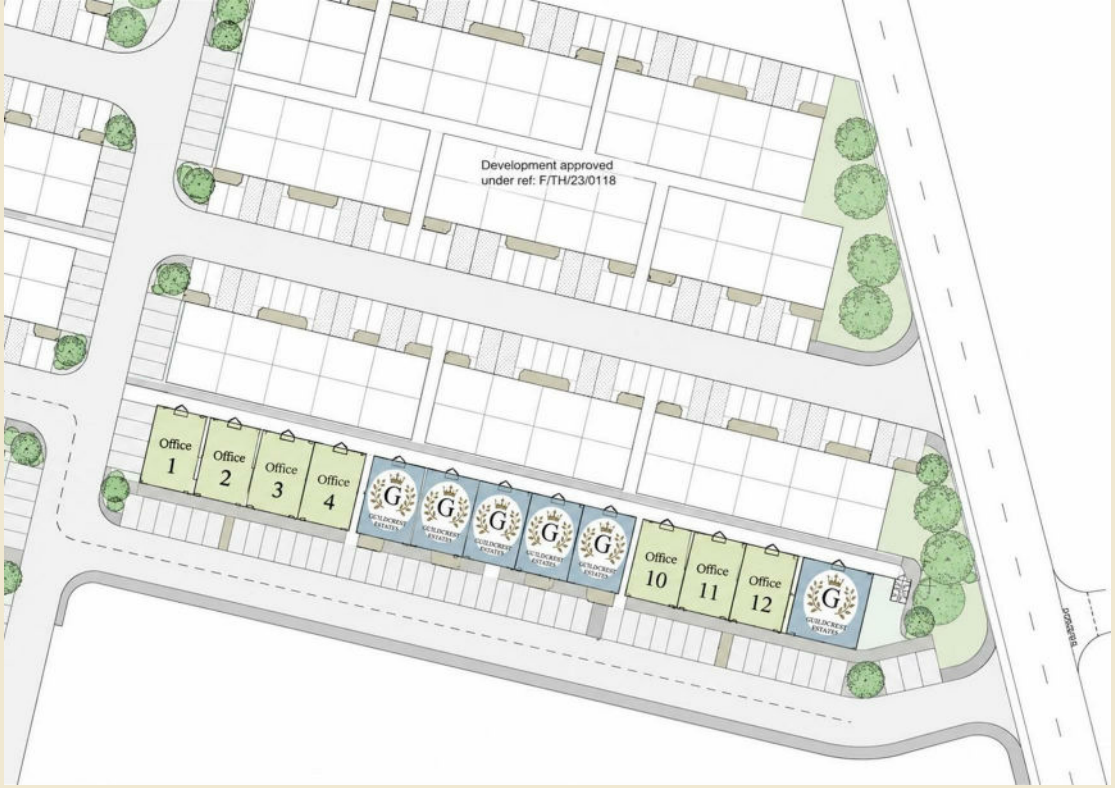
Asking price £225,000

Six Exclusive Brand New Office Units – The Laurels, Manston Business Park, Ramsgate

An outstanding opportunity to acquire one of six brand-new, high-quality office units at the prestigious Manston Business Park, one of East Kent's leading commercial locations.

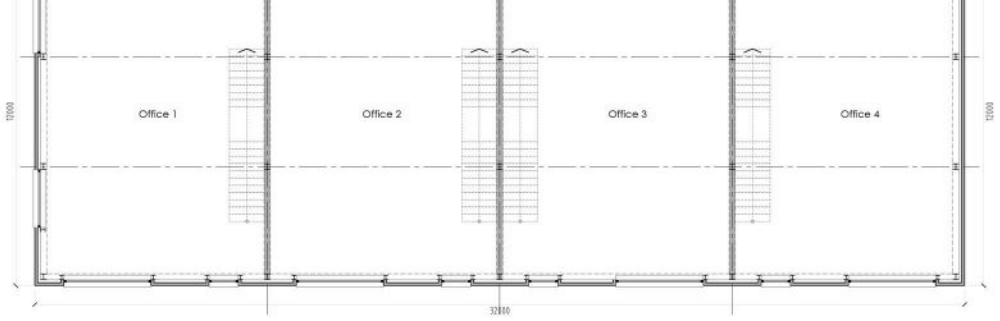
Each unit offers approximately 2,000 sq ft of accommodation over two floors (1,000 sq ft per floor) and is presented in a shell finish, allowing purchasers to create a bespoke workspace tailored to their business. Features include an impressive glazed frontage with separate pedestrian entrance, generous natural light, accessible WC, an open-plan mezzanine level, and three allocated parking spaces, with additional parking available.

Manston Business Park is a thriving commercial hub, home to a diverse mix of manufacturing, logistics, trade counters, professional services and modern offices. Recognised by Thanet District Council as a key employment and investment location, it provides a premium business environment with excellent on-site amenities, including a popular coffee shop. The units are suitable for a wide range of occupiers under Use Class E(g), making them ideal for growing your business, professional practices and investors.

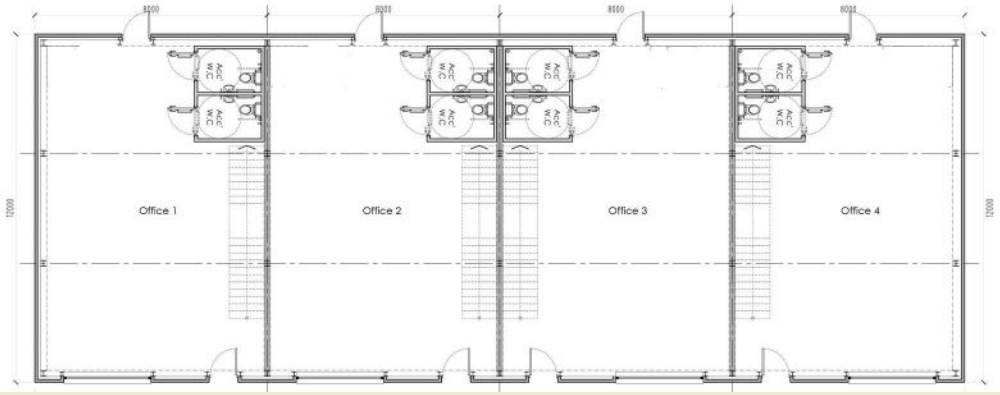




High Level Plan



High Level Plan



The park enjoys an exceptional strategic location with direct access to the A299 Thanet Way, approximately 15 miles from the M2, 5 miles from Ramsgate Port, around 30 minutes from the Port of Dover, and just 4 miles from Thanet Parkway Station, offering high-speed services to London in around one hour.

With excellent transport links and an established business community, The Laurels presents an exceptional opportunity to establish, expand or invest in one of East Kent's most sought-after commercial locations.

Viewings from August

- Use Class E(g)
- Approx. 2,000 sq ft over two floors
- Three allocated parking spaces
- Service Charge: £400 per annum
- Business Rates: TBA
- £2,500 Reservation Fee
- Steel frame construction with micro-rib cladding

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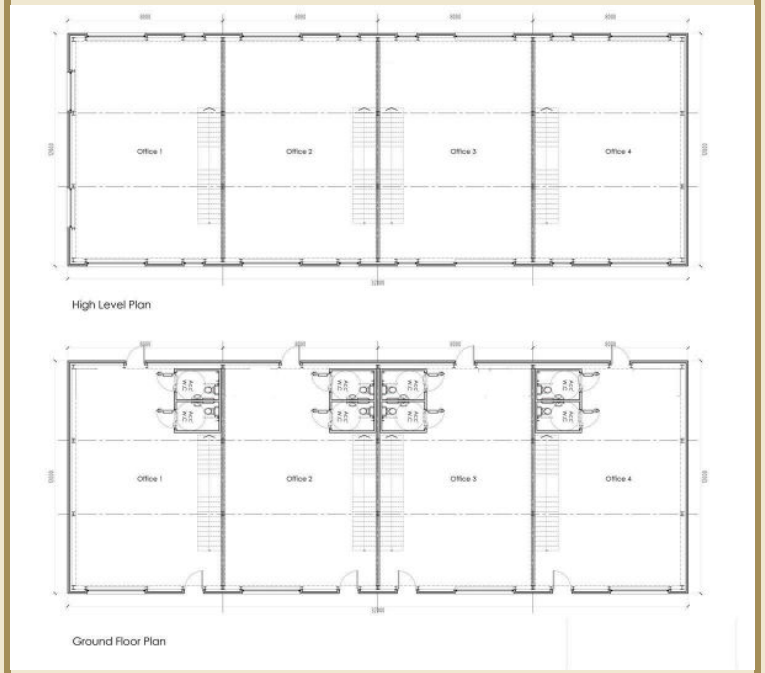
Key Features

- Brand new freehold class E(g) units
- 2,000 sq ft over two floors
- Flexible open shell for personalisation
- Modern glass frontage
- WC
- Allocated parking

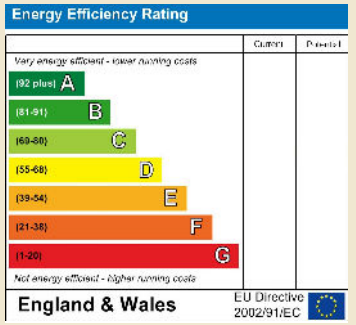
Important Information

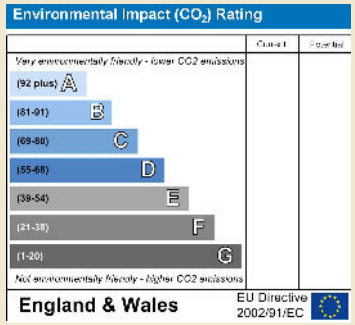
Freehold
Commercial
2000.00 sq ft
Council Tax Band
EPC Rating

£225,000









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