GUILDCREST ESTATES



Unit 71 The Laurels, Manston CT12 5NQ

0 0 0

GUILDCREST ESTATES

The Laurels, Manston CT12 5NQ

Asking price £195,000

Unlock endless possibilities for your business at The Laurels, Manston Business Park, located at the heart of Thanet in East Kent just 15 miles from the M2 motorway.

With easy access to the A299 Thanet Way, this prime location provides a link with Ramsgate New Port only 5 miles east, and the site's proximity to the Channel Ports, along with Kent International Airport and high-speed rail links at Thanet Parkway Station, makes it an ideal hub for trade and commerce. Elevate your business to new heights with the unbeatable accessibility and strategic location of The Laurels, Manston Business Park.

Our brand new light industrial units boast a sleek steel frame and deep profile composite cladding, making them both low-maintenance and aesthetically pleasing.
With a full mezzanine floor, an electrically-powered insulated door, a separate pedestrian door, and WC, you'll have everything you need to run your business efficiently. Plus, with a spacious forecourt that accommodates parking for up to three cars and additional parking available, you can be sure that your team and clients will always have a convenient place to park.

Utilities













Equipped with all the essentials to keep your business running smoothly, including mains water supply and drainage, a lightning-fast fibre broadband connection, and a powerful 3 Phase Power supply.

Class of Usage
These units are classified as B2/B8.
Restrictions apply to motor trade.

Service Charge

With an annual service charge of just £400 per unit, you can enjoy peace of mind knowing that your surroundings will be maintained to the highest standards. Any future increases will be index linked.

Business Rates TBA
Small Business Rate Relief Available
Steel Frame



GUILDCREST ESTATES

Key Features

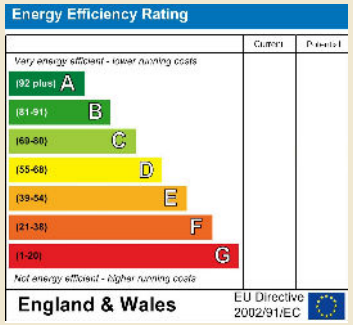
- Brand New Development
- 100A 3 Phase supply
- 2,000 sq ft
- Forecourt parking for 3 cars
- Load capacity 480kg per sq meter
- Electric operated roller shutter door
- Separate pedestrian door
- W.C.
- Ready Winter 2026

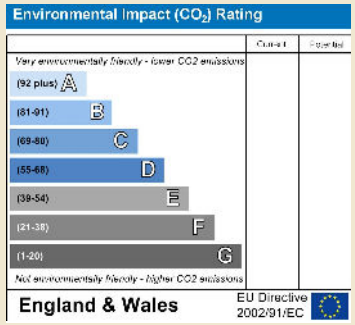
Important Information

Freehold
Industrial Unit
2000.00 sq ft
Council Tax Band New Build
EPC Rating

£195,000







01843 272200 www.guildcrestestates.co.uk
1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.