GUILDCREST ESTATES



19 The Laurels, Manston Business Park, Ramsgate CT12 5NQ

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Unit 19 The Laurels, Manston Business Park, Ramsgate CT12 5NQ

£1,000 + VAT PCM

Discover an exceptional opportunity to establish or expand your business at The Laurels, Manston Business Park, a modern development of brand-new light industrial units in the heart of Thanet, East Kent.

Ideally positioned just 15 miles from the M2 motorway, with excellent access to the A299 Thanet Way, the development offers superb connectivity to Ramsgate Port, the Channel Ports and Thanet Parkway railway station, making it an ideal location for a wide range of businesses.

These impressive new units combine contemporary design with practicality, featuring robust steel-frame construction and attractive, low-maintenance composite cladding. Each unit benefits from a full mezzanine floor, providing valuable additional space, an electrically operated insulated loading door, separate pedestrian entrance and WC facilities.

Designed to meet the demands of modern businesses, the units are equipped with three-phase electricity, mains water, drainage and fibre broadband connectivity. A generous forecourt provides parking for up to three vehicles, with additional parking also available.













The units benefit from B2/B8 planning use, offering flexibility for industrial, workshop and storage purposes, subject to restrictions on motor trade activities.

Offering modern facilities, excellent accessibility and a strategic commercial location, The Laurels presents an outstanding opportunity for ambitious businesses.

Available late December!

Contact us today to arrange your viewing.

Rent: £1,000 + VAT per calendar month
Annual Service Charge: £400
Building Insurance Contribution: £420 per annum
Deposit: Subject to satisfactory references and credit checks
Legal fees apply : £1,080
Small Business Rate Relief may be available (subject to eligibility)
Business Rates: TBA



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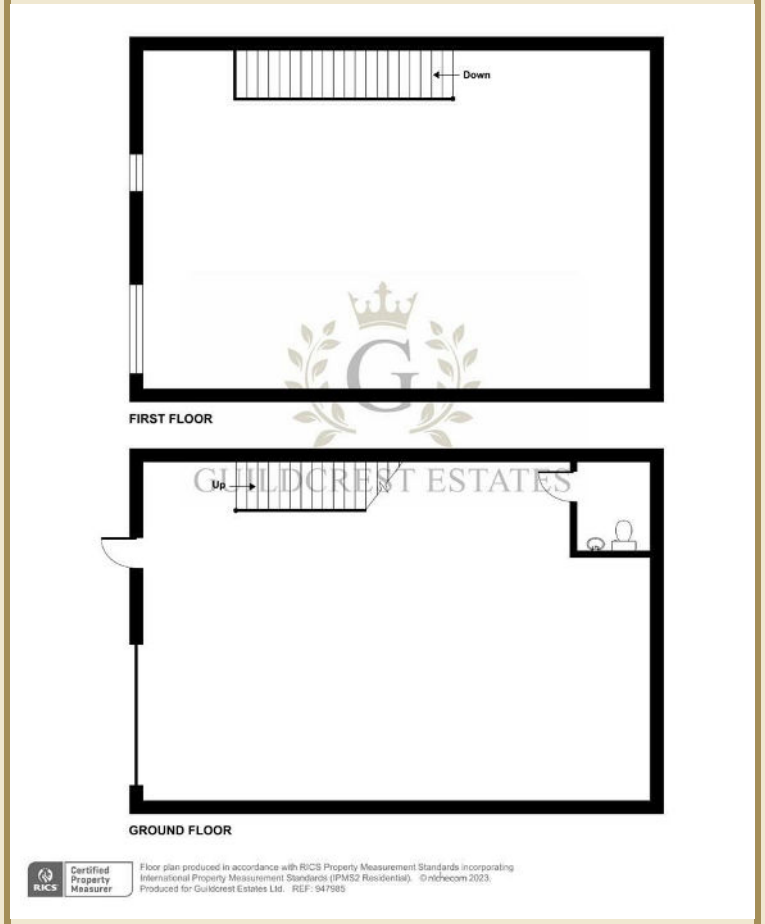
Key Features

- Available Late December
- 100A 3 Phase supply
- From 2,000sq ft
- Forecourt Parking for 3 cars
- Load capacity 480kg per sq metre
- Electric operated shutter doors
- Separate pedestrian door
- W.C.
- Mains water supply and drainage
- Fast Fibre broadband connection

Important Information

£1,000 pcm + VAT
Industrial Unit
2000 sq ft
Council Tax Band Exempt
EPC Rating

£1,000 Per month





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1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ

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