GUILDCREST ESTATES



Unit 111 Maple Leaf Business Park, Manston, Ramsgate CT12 5GD

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£900 Per month + VAT Per Month

Discover an exceptional opportunity to establish or expand your business at Maple Leaf Business Park, a modern development of light industrial units in the heart of Thanet.

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 units combine contemporary design with practicality, featuring robust steel-frame construction and low-maintenance composite cladding. Each unit benefits from a mezzanine floor, providing valuable additional space, an electrically operated roller shutter 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.

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, Maple Leaf Business Park presents an outstanding opportunity for ambitious businesses.

Available late December!

Contact us today to arrange your viewing.

Rent: £900 + 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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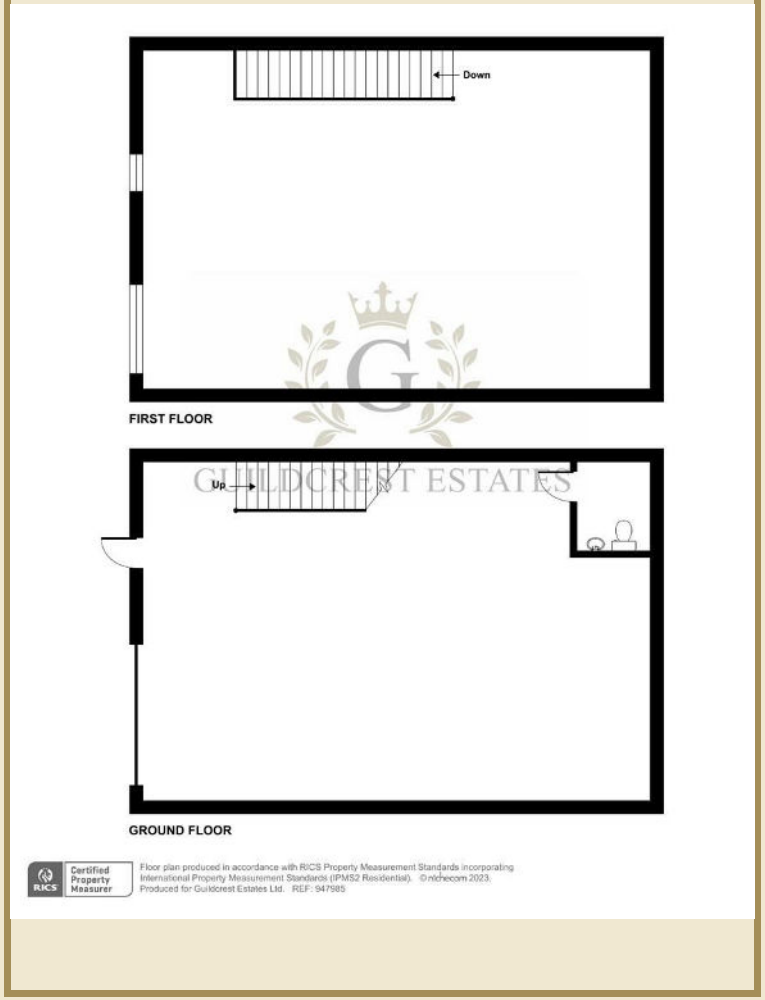
Key Features

- Available Late December
- 100A 3 Phase Supply
- 2,000 sq ft
- Forecourt parking for 3 cars
- Separate pedestrian door
- B2/B8 usage
- W.C
- Mains water supply and drainage

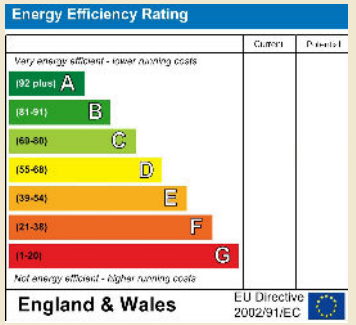
Important Information

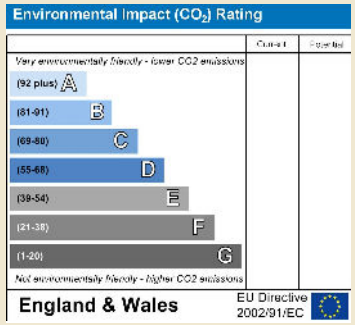
Industrial Unit
2000.00 sq ft
Council Tax Band
EPC Rating

£900 Per month + VAT PCM









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