GUILDCREST ESTATES



Unit 2 Maple Leaf Business Park, Manston, Ramsgate CT12 5GD

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£1,200 +VAT

A fantastic opportunity for businesses looking to expand or relocate. A light industrial unit with first floor offices, located in the desirable and busy Maple Leaf Business Park in Manston, Ramsgate.

This unit is perfect for any business looking for new offices and a workshop/warehouse as well as trading facitilites

Approximately 2,000 Sq ft, this unit features, on the ground floor, a warehouse/storage/workshop with an electrical roller shutter door, pedestrian door, shop front door and downstairs WC.

On the first floor, you will find the unit has been fully converted and boasts a large open-plan office, private office, fitted kitchen and WC. The offices are fully carpeted with heating and air-conditioning.

Located in the heart of Thanet in East Kent, this business park has excellent transport links. Easy access to the A299 Thanet Way and just 15 miles from the M2 motorway 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 Maple Leaf Business Park.

Don't miss out on this rare opportunity to establish your business in this prime location. Contact us now to arrange a viewing and secure this remarkable property for your business.

Available now
Rent £1,200 + VAT PCM
Deposit £1,200
Service charge £375 + VAT per annum (£450 Inc. VAT)
Contribution to building Insurance approx £300
Small Business Rate Relief Available (dependent on circumstances).

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Key Features

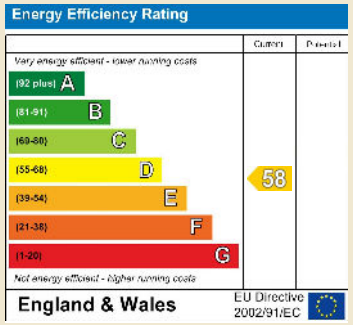
- Ground floor warehouse
- Available now
- Air conditioning
- Large open plan office
- First Floor offices
- 2,000sq ft
- Long lease available
- Electric roller shutter
- Versatile work space

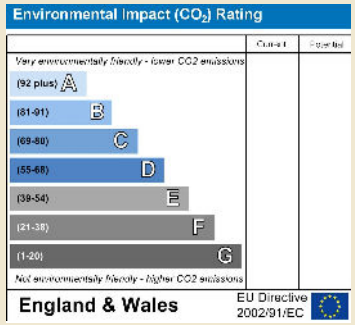
Important Information

Industrial Unit
2,000SQ FT
EPC Rating C

£1,200 Deposit







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