

DISTRICT PARK MANSTON



4

**NEW B2, B8
INDUSTRIAL UNITS**

TOTALLING 16,922 M² (182,146 SQ FT)

Available from 415 m² to 9,048 m² [4,467 sq ft to 97,392 sq ft]
units with associated external storage and car parking

NEW DEVELOPMENT – FOR SALE/TO LET
DISTRICT PARK, MANSTON ROAD, MANSTON, KENT, CT9 4JW

Description

“District Park” is a new development of 4 new B2 & B8 Industrial Units totalling 16,922 m² (182,146 sq ft) approx. on an 8.13 hectares (20 acre) site with associated external storage and car parking.

An outline of each as follows:

Site 1

A site of 2.6 hectares (6.42 acres) which will provide approx. 6,982 m² (75,151 sq ft) across two buildings with associated external area for storage and parking.

Site 2

A site of 2.2 hectares (5.44 acres) which will provide approx. 9,048 m² (97,392 sq ft) in a single building with associated external area for storage and parking.

Site 3

A site of 0.5 hectares (1.24 acres) which will provide an open yard with associated building of approx. 415 m² (4,467 sq ft).

Our client would also consider applications to vary the current planning consent to suit occupier requirements (subject to the necessary consents).



Location

The property is located on the outskirts of the village of Manston within the Thanet District, being approximately 3.5 miles south-east of Birchington and 4 miles west of Ramsgate. Manston is connected to the motorway network via the A299 dual carriageway which leads to J7 of the M2, 20 miles to the east. To the south east, the A28 connects with J9 of the M20 motorway.

Thanet Parkway Station is nearing completion with the first passenger services anticipated from May 2023. Located between Minster and Ramsgate the station will be served by both mainline and high speed services which intends to increase connectivity between East Kent, London, and the wider Kent area aimed at improving investment opportunities within the surrounding business parks in the Thanet District.

Located on the boundary of District Park, Manston Airport is anticipated to re-open having received Development Consent from the Department for Transport and significant investment which could see it operating as early as 2025.



Situation

The site is situated adjacent to Manston Road, a through road connecting Margate and the Thanet Towns to the north, and Manston Airport to the south. District Park will provide an extension to an established industrial location with Manston Business Park a short distance to the East which houses several larger industrial and warehouse occupiers and around 350 smaller business units within modern terraces at The Oak Trees Business Park, Maple Leaf Business Park and along Invicta Way.





Accommodation

Following construction, we understand the units to have the following approximate areas:

Site	Area (m2)	Area (sq ft)	Site Area
1	6,982	75,151	2.6
2	9,048	97,392	2.2
3	415	4,467	0.5

Our client would also consider applications to vary the current planning consent to suit occupier requirements (subject to the necessary consents).

RENT

An Accommodation Schedule can be made available upon request. Please speak to the agents for further information.

TERMS

The units are available to let by way of new Full Repairing & Insuring Leases for terms to be agreed.

SERVICE CHARGE

There is an estate charge to be payable for the maintenance of the common parts of the Estate. Full details are available upon request.

BUSINESS RATES

To be assessed on completion of the development. Interested parties are recommended to make their own enquiries with the relevant local authority.

LEGAL COSTS

Each party to bear their own.

AGENTS

By appointment only via sole agents
Sibley Pares:

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MISREPRESENTATIONS ACT 1967

These particulars are believed to be correct; their accuracy cannot be guaranteed and are expressly excluded from any other contract.

FINANCE ACT 1989

Unless otherwise stated, prices are quoted exclusive of Value Added Tax (VAT). Prospective occupiers should satisfy themselves independently as to any VAT payable in respect of any transaction.

PLANS & CGIS

Any plans or computer generated images provided are for indicative purposes only.