



GUILDCREST ESTATES



**CAMUK**  
ersing cameras UK Ltd  
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an Plate - Brake Lights - Side Mount  
01843 863 566

**FOR RENT**  
T. GIBBS 272000

Unit 99

The Oaks Invicta Way  
Manston Park, Ramsgate

CT12 5FD





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**Invicta Way  
Manston Park, Ramsgate,  
CT12 5FD  
£950 Per month**

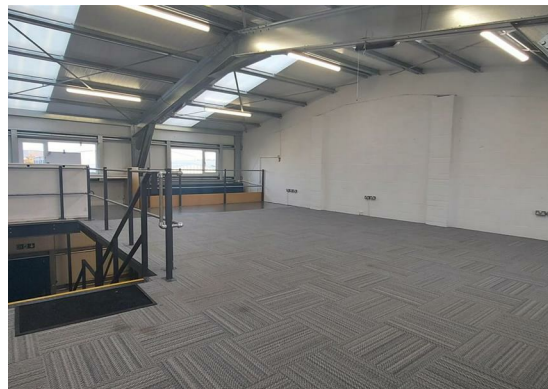
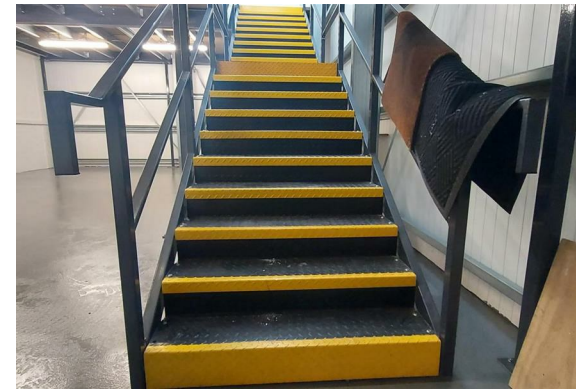
With a trusted and respected reputation within the commercial property sector, we are proud to present to the commercial rental market.

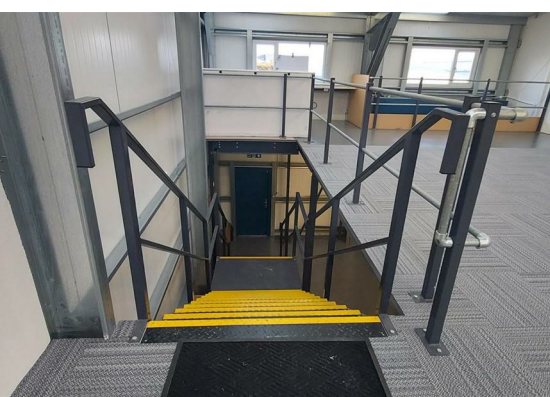
Light Industrial Unit with Mezzanine Floor, WC, Roller Shutter Door, and forecourt Parking on the popular Maple Leaf Business Park, Manston, Ramsgate, Kent

Introducing an exceptional opportunity to own a well-appointed light industrial unit located within the highly sought-after location. This versatile unit is designed to accommodate a variety of business needs, from manufacturing and assembly to storage and distribution.

Take advantage of the additional workspace or storage provided by the mezzanine floor, perfect for optimizing your operational efficiency, especially if office space is a necessity .

Enjoy the convenience of a n ground floor WC , ensuring a comfortable and





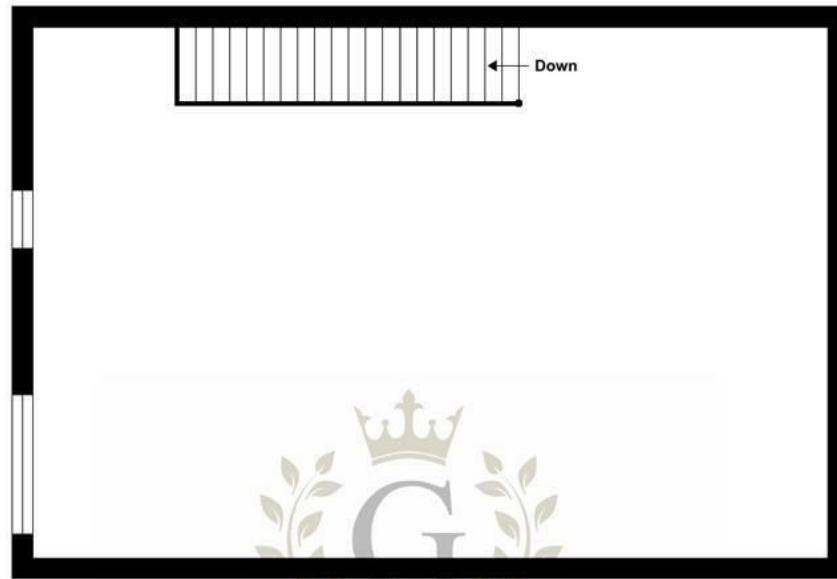
productive work environment for you and your team. Seamlessly manage loading and unloading activities with the ease of a roller shutter door, designed to facilitate the movement of goods and equipment. Benefits from designated parking spaces for up to three vehicles, this unit also has the advantage of additional side parking for up to a further 4 vehicles, providing hassle-free access for your team and clients. Manston Business Park is renowned for its strategic location within the heart of Kent, offering excellent connectivity to major transportation routes and nearby urban centers. The park's established community of businesses provides networking opportunities and access to a range of services.

Total Floor Area 2000 Square Foot  
Service Charge £350 + VAT  
Deposit £950  
Rent £950 + vat PCM

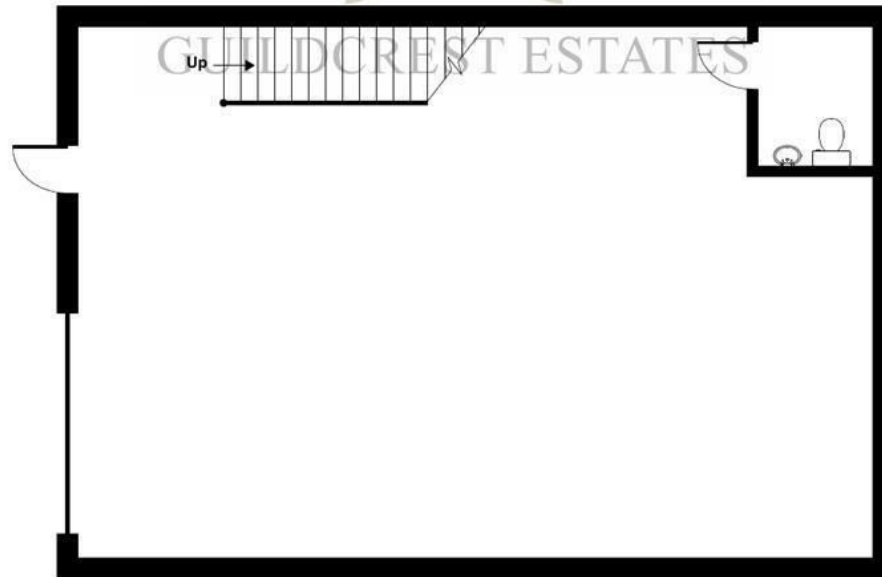
The unit is classed B2 & B8 usage. Restrictions apply to motor trade .



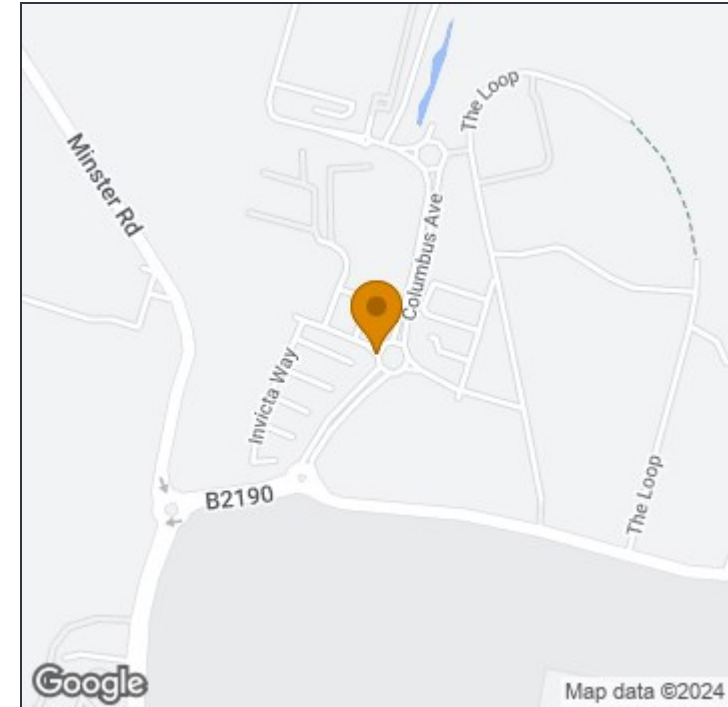
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FIRST FLOOR



GROUND FLOOR



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2023. Produced for Guildcrest Estates Ltd. REF: 947985

**Manston Commercial**  
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