



GUILDCREST ESTATES



Unit 2 Merlin Business Park  
Manston, Ramsgate CT12

5G+



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GUILDCREST ESTATES

**Merlin Business Park  
Manston, Ramsgate, CT12  
5GD  
£975 Per month**

**RENTAL UNIT AVAILABLE NOW  
!!!!!!!!!!!!!!!!!!!!**

Unlock endless possibilities for your business at Merlin Business Park, located at the heart of Thanet in East Kent just 15 miles from the M2 motorway.

With easy access to the A299 Thanet Way, 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 Merlin Business Park.

Brand new light industrial unit boast a sleek steel frame and deep profile composite cladding, making them both low-maintenance and aesthetically pleasing. With a full mezzanine floor, an electrically-powered insulated door, a





separate pedestrian door, and WC, you'll have everything you need to run your business efficiently. Plus, with a spacious forecourt that accommodates parking for up to three cars, you can be sure that your team and clients will always have a convenient place to park.

#### Class of Usage

This unit is classified as B2/B8 (Restrictions apply to motor trade.)

**SERVICE CHARGE £350 + VAT (ANNUALLY)**

**RENTAL CHARGE £975 + VAT PCM**

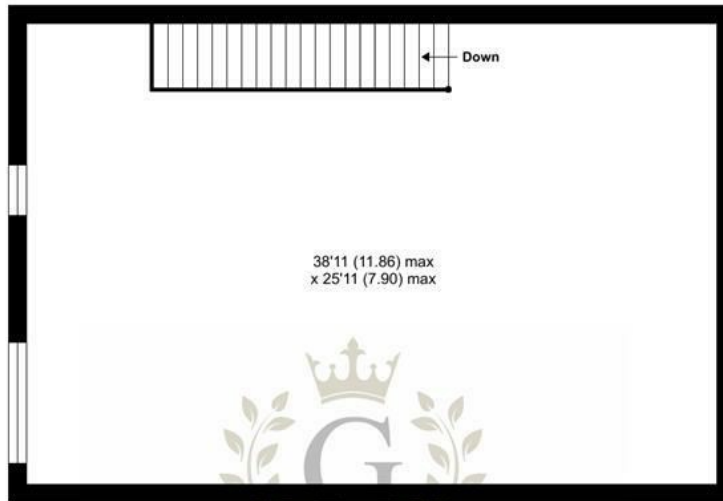
**DEPOSIT £1125**



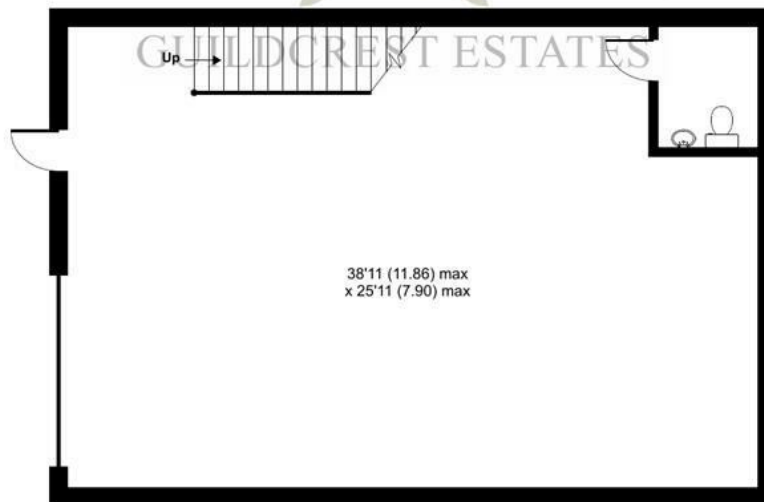
# Merlin Business Park, Manston, Ramsgate, CT12

Approximate Area = 2028 sq ft / 188.4 sq m

For identification only - Not to scale



FIRST FLOOR



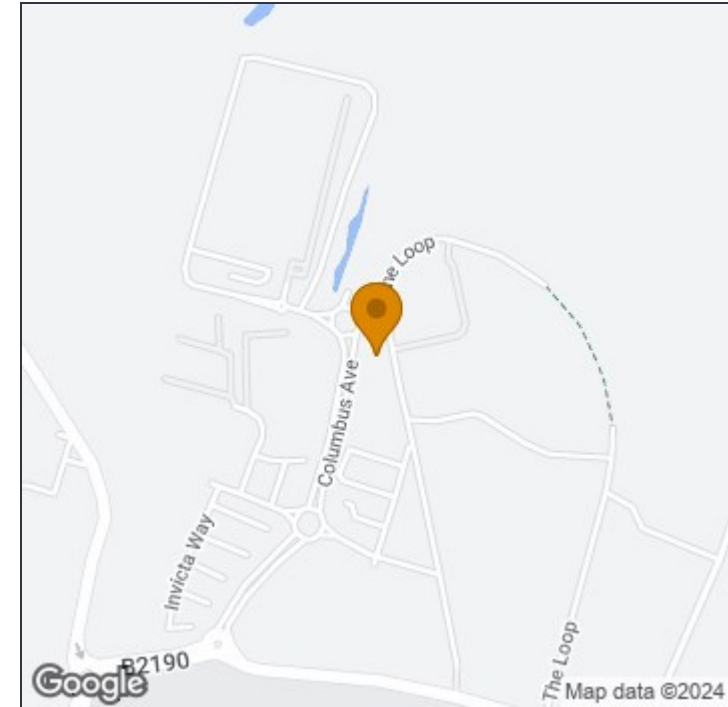
GROUND FLOOR



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



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### 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.

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