



GUILDCREST ESTATES



133 Maple Leaf Business Park
Ramsgate CT12 5GD





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**Maple Leaf Business Park
Manston, Ramsgate, CT12
5GD**

£1,450 Per month

A great opportunity to rent this 12 x 10m light Industrial unit which comprises of steel frame and has insulated, deep profile, composite cladding which makes them low maintenance and aesthetically pleasing.

Featuring a full width mezzanine floor which is two thirds' depths of the unit allowing for a much greater storage height, this unit is approx. 2,155 Sq Ft.

This unit benefits from mains water supply and drainage, fibre broadband connection and electrically powered roller shutter door, separate pedestrian door, 2 x wc and forecourt with parking for 4 cars. Additional parking available within the gated yard for a further 5 Cars.

Manston Business Park is renowned for its strategic location within the heart of Kent, offering excellent connectivity to major transportation routes and nearby urban centres. The park's established community of businesses provides networking opportunities and access to





a range of services.

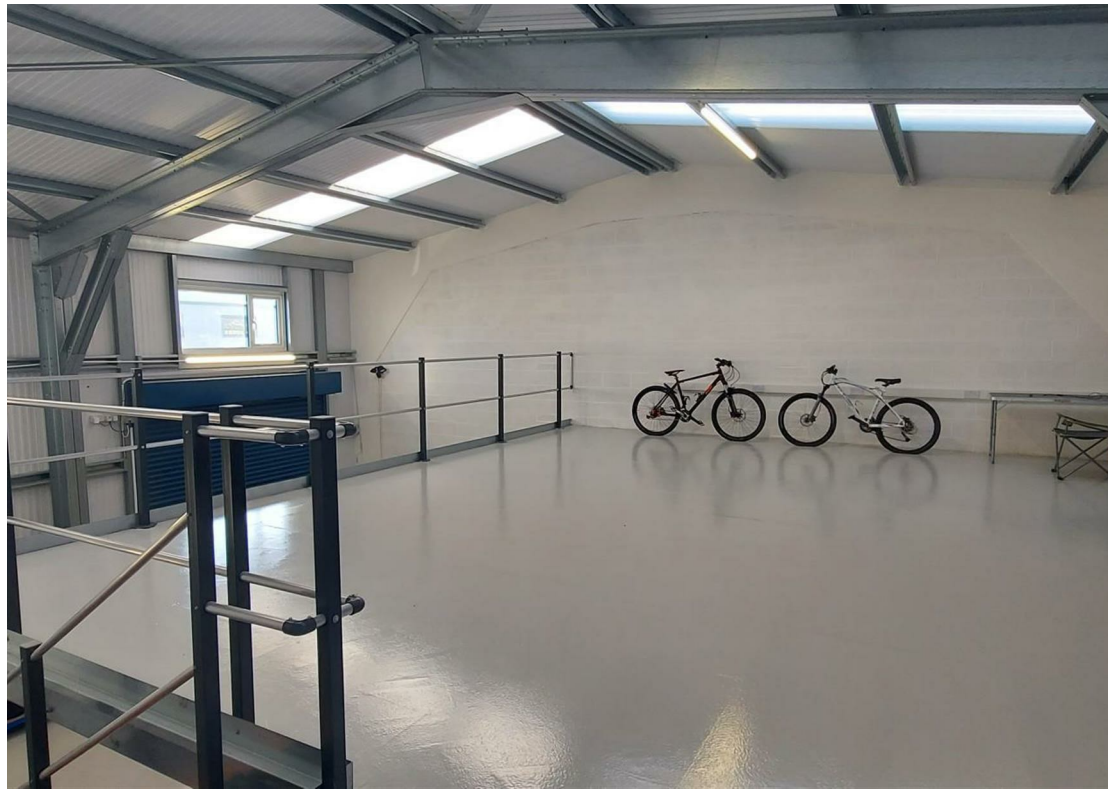
B2/B8 -Restrictions apply to motor trade

5 year lease available with 3 year break clause .

Deposit £1450

Rent £1450 Per Month + Vat

Maintenance charge Annually £350 + vat





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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.

Manston Commercial
The Sales Suite, Office 4 Maple Leaf, Kent, 01843
588215
T: 01843 272 200