



GUILDCREST ESTATES



97 Maple Leaf Business Park,  
Ramsgate CT12 5GD



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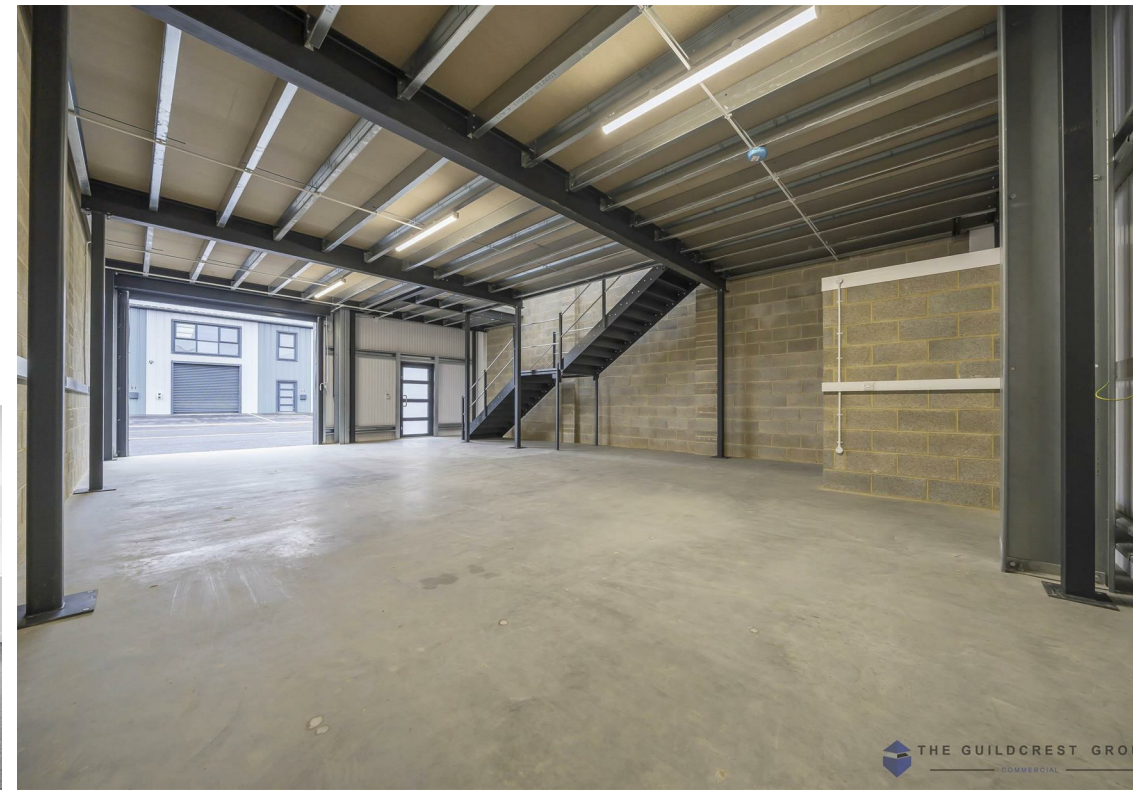
## Maple Leaf Business Park Manston, Ramsgate, CT12 5GD

£1,495 Per month

Welcome to this fantastic industrial unit located in the popular Maple Leaf Business Park in Manston, Ramsgate. This property boasts a spacious open plan office area, perfect for fostering creativity and collaboration among your team. Additionally, there is a private office for those moments when you need to focus and work without distractions.

One of the highlights of this property is the ample parking available, ensuring convenience for both employees and clients. The roller shutter door provides easy access for deliveries and the storage/warehouse on the ground floor offers plenty of space to store your inventory or equipment securely.

The presence of a fitted kitchen is a great convenience, allowing you to prepare meals and snacks without having to leave the premises. Moreover, the inclusion of W.C's on both the upper and lower floors adds to the practicality and comfort of this industrial unit.



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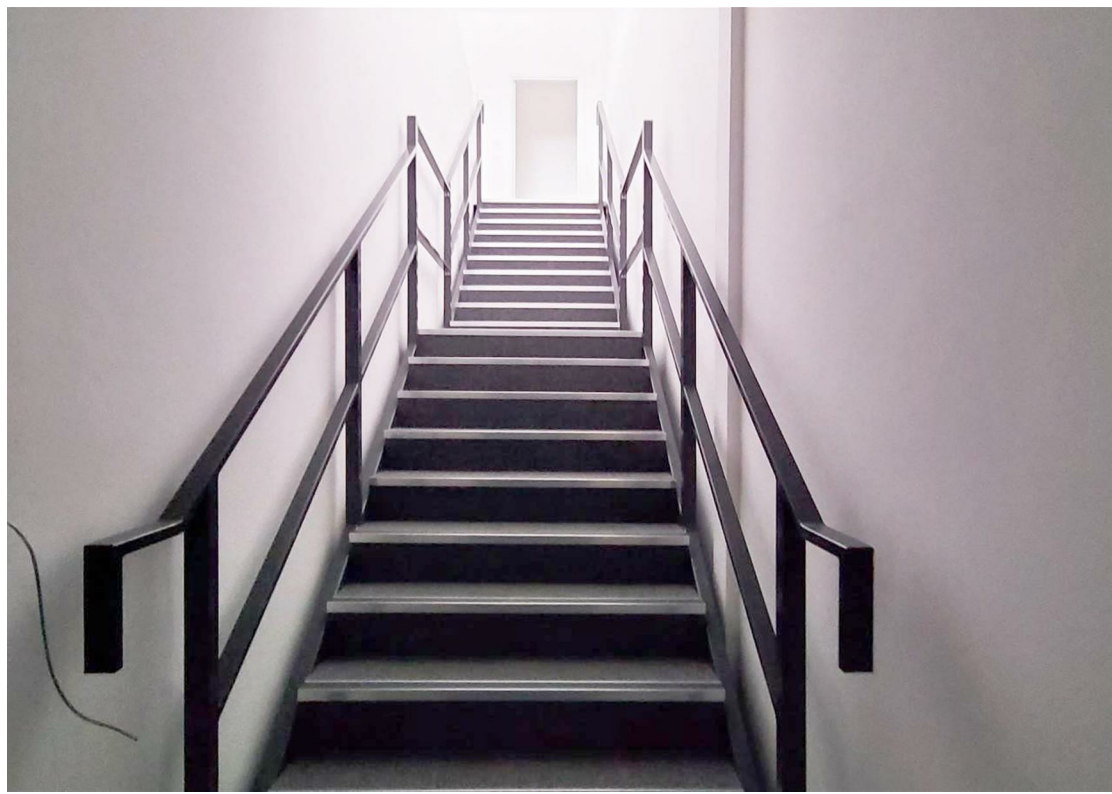
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Overall, this property at Maple Leaf Business Park offers a blend of functionality and comfort, making it an ideal space for your business to thrive. Don't miss out on this opportunity to establish your presence in this vibrant business park in Manston, Ramsgate.

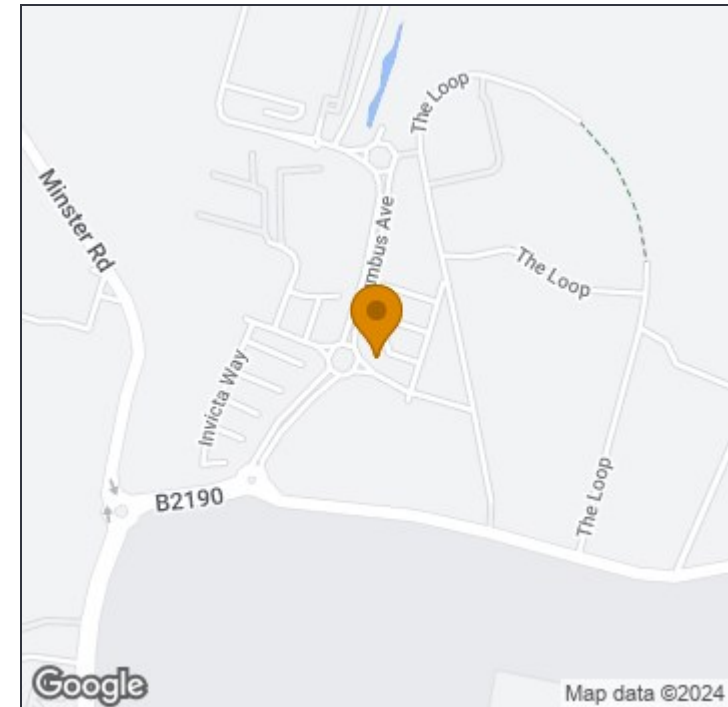
With easy access to the A299 Thanet Way, this prime location provides a link with Ramsgate New Port only 5 miles east, and the site's proximity to the Channel Ports, along with Kent International Airport and high-speed rail links at Thanet Parkway Station, makes it an ideal hub for trade and commerce.

Rent £1495 + VAT  
Deposit £1495  
£350 + VAT Maintenance charge  
Contribution to buildings Insurance





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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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