



GUILDCREST ESTATES



82 The Oaks  
Manston Business Park CT12







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**The Oaks  
Manston Business Park,  
Ramsgate, CT12 5FS  
Asking price £185,000**

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

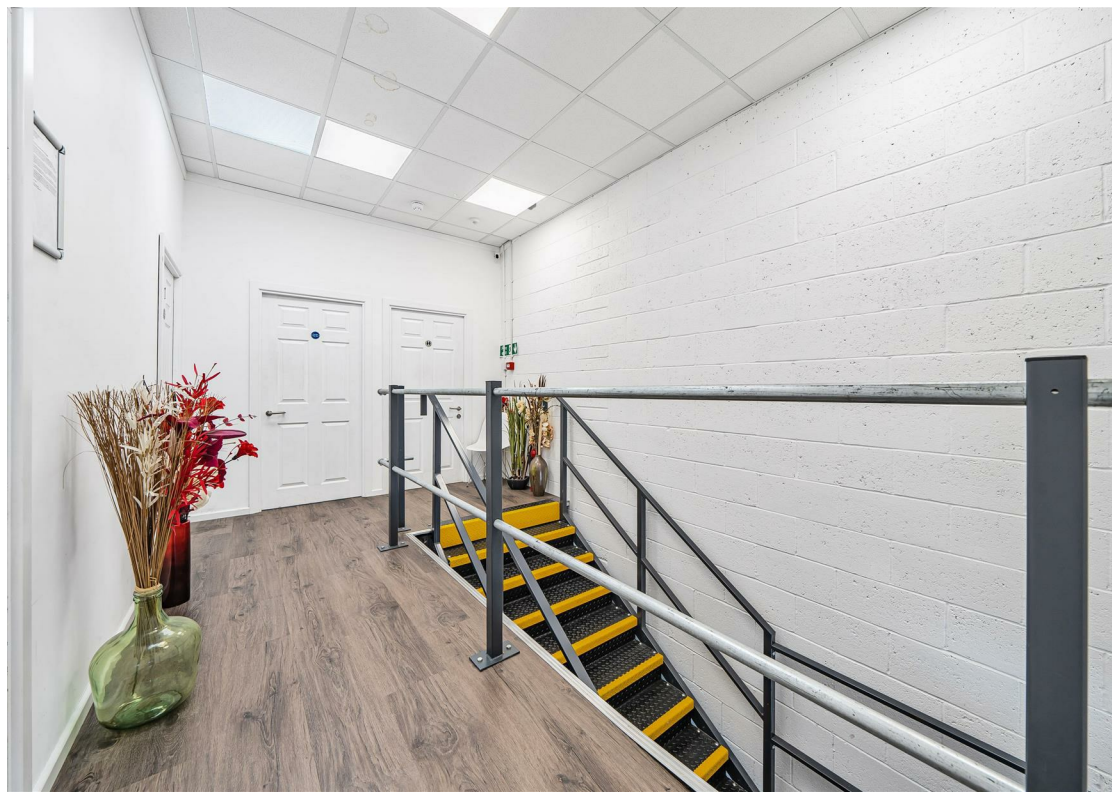
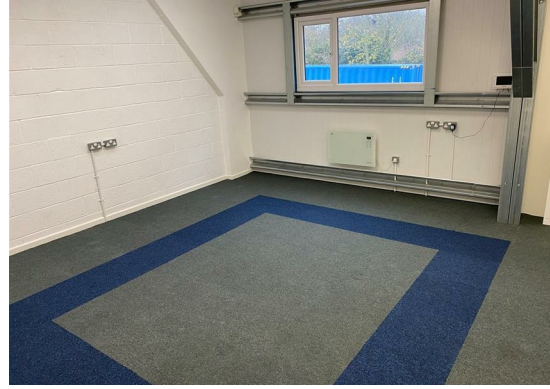
Light Industrial Unit with offices on the first floor, WC, Roller Shutter Door, and forecourt Parking for sale on the popular The Oaks Business Park, Manston, Ramsgate, Kent

Introducing an exceptional investment opportunity to own a well-appointed light industrial unit located within the highly sought-after area of Manston. This unit is being sold with tenants in situ, occupying the first floor offices as well as the ground floor space resulting in an income of £17,400 per annum.

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 wide range of services.







Total Floor Area -just under 2000 Square Foot  
Service Charge -£350 + VAT Annually  
Please note this unit will be sold with vat added .

The unit benefits from mains water supply and drainage fibre broadband connection and 3 phase power supply.  
The unit is classed B2 & B8 usage.  
Restrictions apply to motor trade .



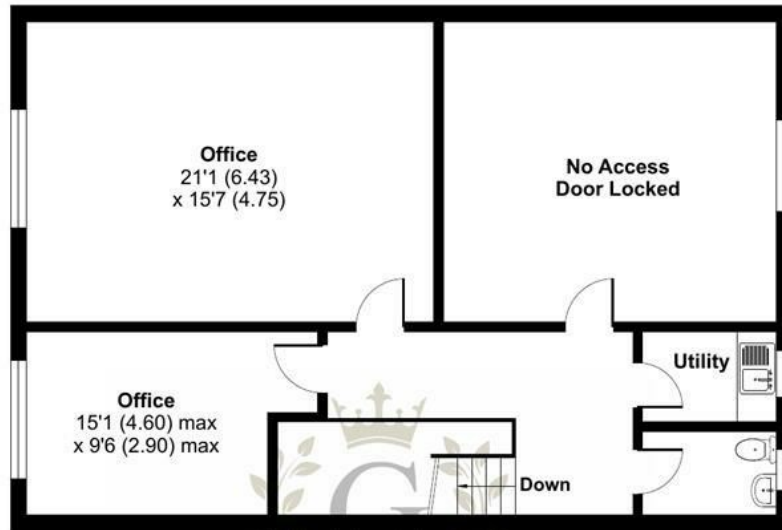
# The Oaks, Ramsgate, CT12

Approximate Area = 1701 sq ft / 158 sq m (exclude no access door locked)

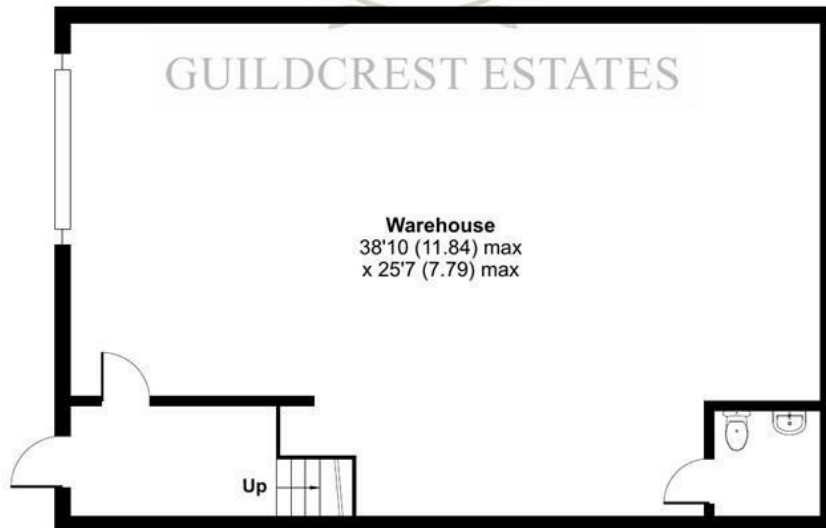
For identification only - Not to scale



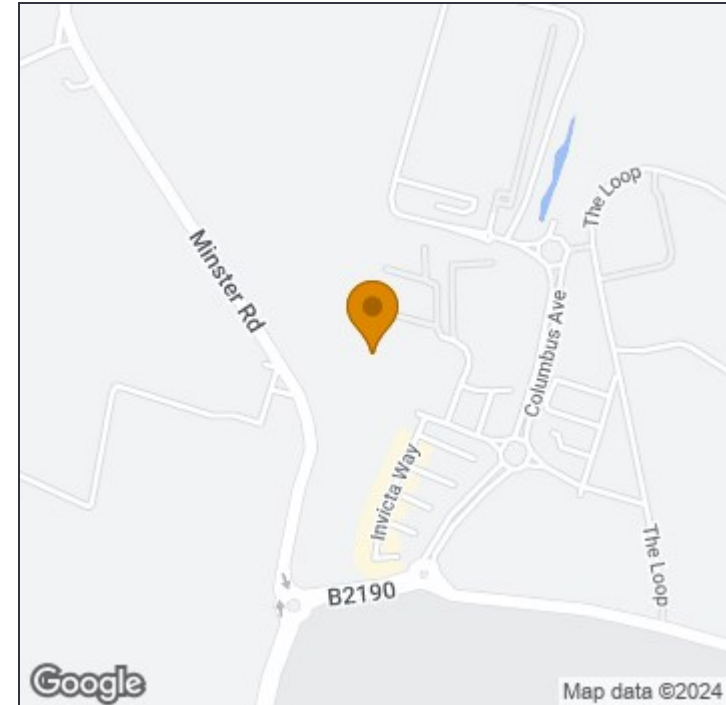
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FIRST FLOOR



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). © nichecom 2023. Produced for Guildcrest Estates Ltd. REF: 1025576

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