

**Mileway**

Columbus Avenue, Manston Business Park, Ramsgate CT12 5BF

RAMSGATE

# Aviator

**Available To Let / May Sell**

Warehouse / Industrial and Distribution unit

180,021 sq ft (16,724.5 sq m)



# Aviator

-  Self-contained secure site
-  950 KVA incoming power
-  10m clear internal height
-  9 docks and 2 surface level loading doors
-  50 kN / sq m floor loading
-  42m service yard with HGV parking
-  228 spaces within illuminated car park

**Available To Let / May Sell**  
Refurbished to a high standard and ready for immediate occupation

Developed in 2006, the property provides a purpose built, two bay, high specification distribution warehouse with ancillary office accommodation totalling an area of 180,021 sq ft (GIA).

The property is accessed via a dedicated access road off Columbus Avenue which runs around the perimeter of the building to the service yard.



3 storey office accommodation incorporating raised floors and suspended ceilings



VRF heating and cooling system to offices



Passenger lift



WC and kitchen facilities



Dedicated reception area



Fitted out transport office accessed from service yard

## Site plan



## Accommodation

Unit	sq m	sq ft
Office 3rd floor	511.9 sq m	5,510 sq ft
Office 2nd floor	497.4 sq m	5,354 sq ft
Office 1st floor	497.4 sq m	5,354 sq ft
Industrial	15,217.8 sq m	163,803 sq ft
<b>Total</b>	<b>16,724.5 sq m</b>	<b>180,021 sq ft</b>

Approximate gross internal areas

### Additional Features

- EPC rated grade A following comprehensive refurbishment
- Specialist "Grizzly Pit" dock enabling full undercover dock loading
- Plant deck open to warehouse
- Ability to reinstate warm air heating system to warehouse
- Ability to install a gate control system
- Additional small secure yard in NE corner of the site
- Landscaping to external areas with planting around offices and car park perimeter
- Covered cycle racks



# Aviator

Columbus Avenue, Manston Business Park, Ramsgate CT12 5BF

## EPC

The property's EPC rating is A. The certificate and recommendation report is available upon request.

## VAT

VAT will be payable where applicable.

## Viewing / Further Information



Mark Coxon  
mcoxon@caxtons.com  
07969 973 809

Vaughan Hughes  
vhughes@caxtons.com  
07791 666 629

## Mileway

James Chasen  
Southeast@mileway.com  
0203 991 3516

## Terms

The property is available by way of a new Full Repairing and Insuring lease on terms to be negotiated.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Location

Manston Business Park is located approximately six miles west of Ramsgate, 30 miles north east of Ashford and 75 miles east of London.



### By Road

Approximately 20 miles east of the M2 (J7) via the A299 dual carriageway. To the south east, the A28 connects with the M20 (J9).



### By Rail

Ramsgate railway station

Approximately five miles east of Manston Business Park and provides a direct service to London St Pancras International with an approximate journey time of 1 hour 15 minutes.



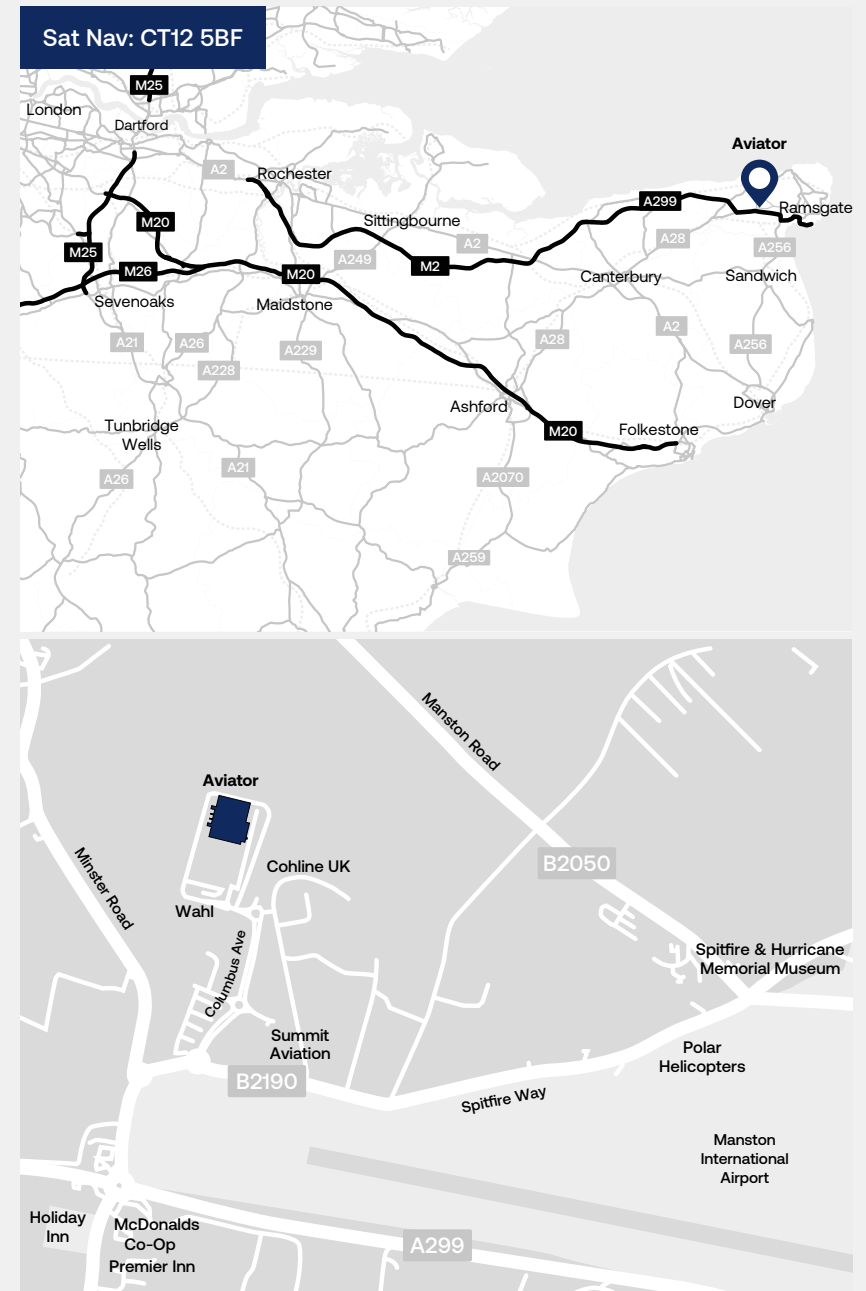
### Ports

The Park offers excellent accessibility to the Channel Ports of Ramsgate (6 miles), Dover (19 miles) and Folkstone (24 miles).



### By Air

The major London airports of Heathrow, Stansted and Gatwick are all within a 100 mile radius of the Park. Kent International Airport is situated to the south east.



The Agents for themselves and for the vendors or lessors of the property whose agents they give notice that, (i) these particulars are given without responsibility of The Agents or the vendors or lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained therein and any prospective purchasers or tenants should not rely on them as statements or representations or fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them, (iii) no employee of The Agents has any authority to make or give any representation or enter into any contract whatsoever in relation to the property, (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice, (v) The Agents will not be liable, in negligence or otherwise for any loss arising from the use of these particulars. January 2023.

mileway.com

**Mileway**