



GUILDCREST ESTATES



Unit 155 Maple Leaf Business Park, Manston, Ramsgate CT12 5GY





GUILDCREST ESTATES

Maple Leaf Business Park,  
Manston, Ramsgate CT12 5GY

**£185,000 + VAT**

Guildcrest Estates are delighted to bring to the market this well-presented, mid-terrace light industrial unit, situated within the highly regarded and sought-after Maple Leaf Business Park.

Constructed with a steel frame and finished with insulated, deep-profile composite cladding, the property offers both durability and low-maintenance appeal, alongside a modern and professional external appearance. The unit extends to approximately 2,000 sq ft and has been thoughtfully configured to maximise usable space, featuring a full mezzanine level that provides excellent additional storage or operational capacity.

Access is provided via an electrically operated roller shutter door, complemented by a separate pedestrian entrance for convenience. Internally, the unit benefits from a WC facility and is well-suited to a variety of industrial and storage uses. Externally, there is a forecourt area with dedicated parking for up to three vehicles.

The unit benefits from mains water and drainage, a three-phase power supply.

The property falls within B2 and B8 use classes, making it suitable for general industrial and storage/distribution purposes.





Please note that restrictions apply to motor trade use.

Additional Information:

Size: 2,000 sq ft

Tenure: Freehold

Service Charge: £375 per annum plus VAT

Business Rates: Small Business Rate Relief may be available (subject to eligibility)

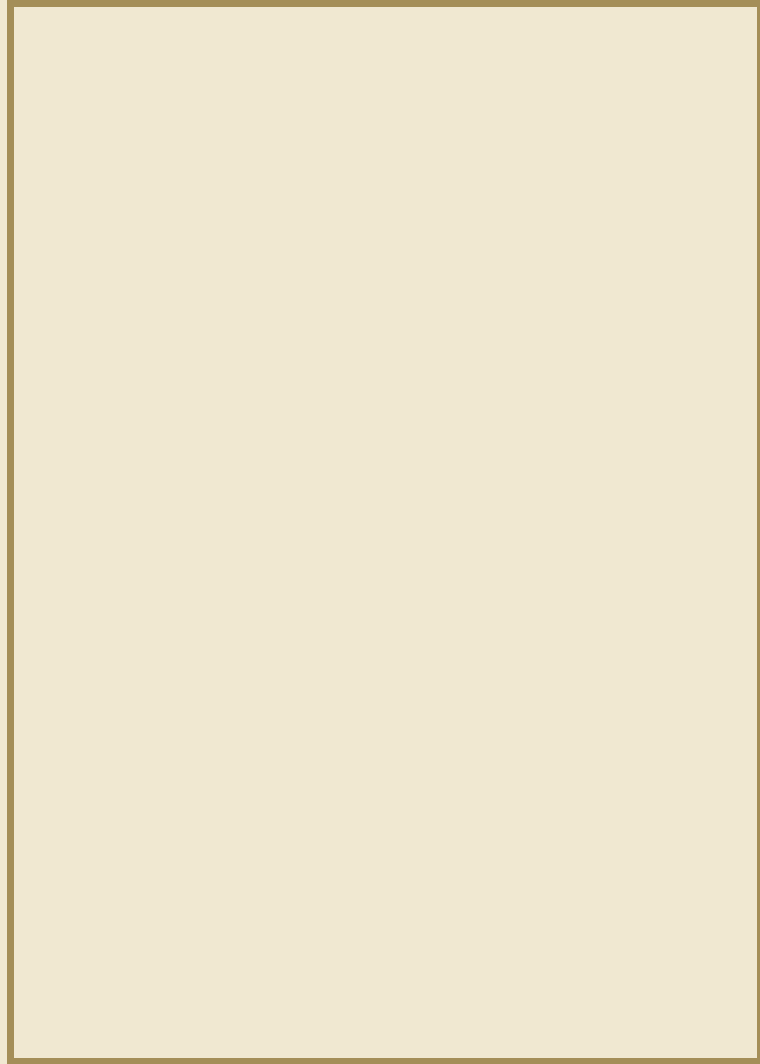
The property will be available from approximately Mid-June



GUILDCREST ESTATES

### Key Features

- 2,000 SQ FT
- AVAILABLE SUMMER 2026
- ELECTRIC ROLLER SHUTTER DOOR
- W.C
- FORECOURT PARKING



### Important Information

Freehold  
 Industrial Unit  
 0.00 sq ft  
 Council Tax Band  
 EPC Rating

£185,000

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(82 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



01843 272200 [www.guildcreststates.co.uk](http://www.guildcreststates.co.uk)

1 The Laurels, Manston Business Park, Ramsgate, Kent CT12 5NQ



Guildcrest Estates Ltd. Registered Office 1 Percy Road, Broadstairs, Kent CT10 3LB. Company Number: 13135084 Registered In England & Wales | VAT Number: 374 4288 71

**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.