



GUILDCREST ESTATES



NEW OFFICE DEVELOPMENT MANSTON BUSINESS PARK

KEY FEATURES

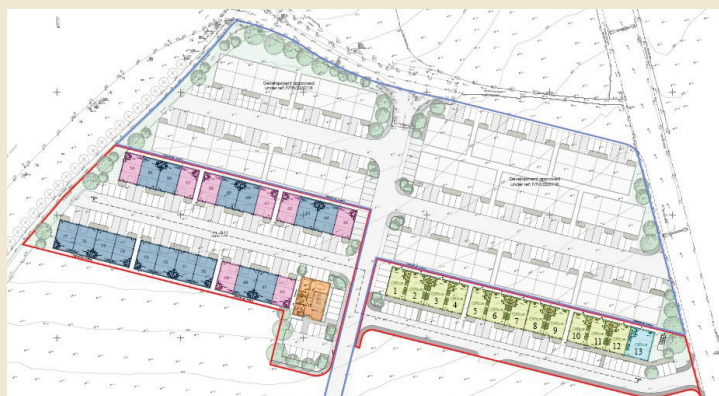
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|  Manston Business Park, Ramsgate Kent CT12 | |
|  Usage E(g) |  Freehold |
|  2 Floors |  1000 sqft per floor / 2000 sqft per building |
|  Male & Female Toilets |  Glass Frontage |
|  Onsite Parking & Additional Parking Available |  Insulated Flooring & Pannelling |
| |  Service Charge £400pa |

DESCRIPTION

Situated on the edge of the already successful Manston Business Park, this new office development will comprise three contemporary office buildings set within landscaped grounds with allocated on-site parking. Designed to meet the needs of modern businesses, the development will offer high-quality office accommodation within Use Class E(g) . The brand-new office spaces can be configured to suit a variety of occupier requirements.

Combining contemporary design with flexibility and functionality, Manston Business Park provides a sleek and professional environment ideally suited to growing and ambitious businesses.

SITE PLAN & PROPOSED SITE PLAN



The proposed site plan forms part of a wider commercial development scheme, bringing further high-quality industrial units and office buildings to the south of England. The wider masterplan has been carefully considered to support long-term business growth within the area, creating a modern and well-connected commercial environment. Additional parking provisions have also been incorporated throughout the development to ensure colleagues, visitors, and clients benefit from convenient, accessible, and stress-free parking facilities at all times.

BE PART OF A THRIVING BUSINESS COMMUNITY

DESIGN AND LAYOUT

The development has been thoughtfully designed to distinguish itself from both the existing and rapidly emerging commercial buildings within the area. Featuring sleek glazed frontages, contemporary cladding, and carefully considered accessibility throughout, the scheme aims to elevate the appearance and quality of the local business park while providing a premium working environment.

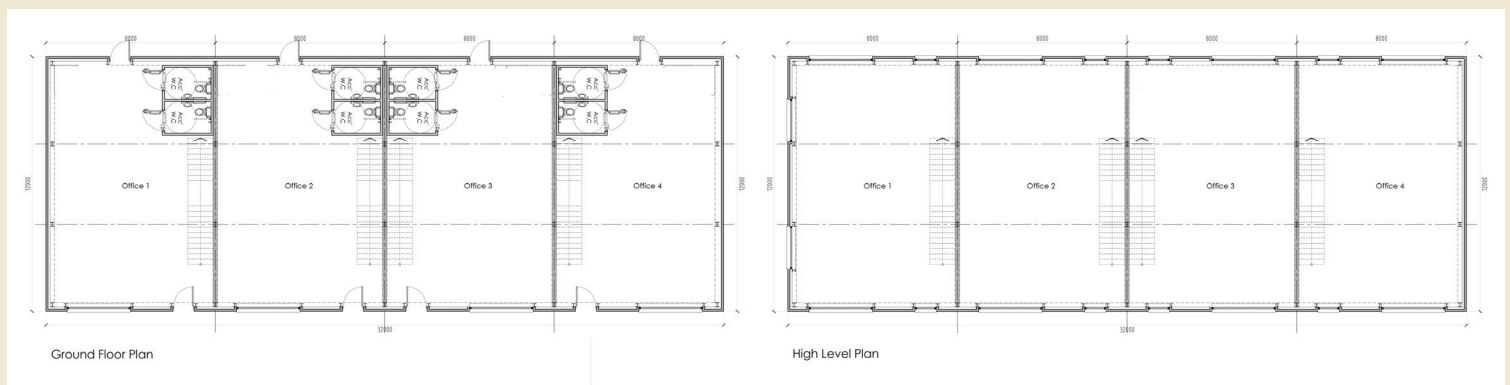


The scheme comprises 12 state-of-the-art office units of identical footprint and form, alongside one larger standalone office unit extending to approximately 2,500 sq ft*. Each unit has been intentionally designed as an open shell specification, allowing complete flexibility for future fit-out and customisation to suit individual business requirements. This adaptability not only futureproofs the spaces for a variety of occupiers, but also contributes towards the longevity and sustainability of the development as business needs evolve over time.

A comprehensive fit-out and upgrade menu, including available options and associated costings, can be provided separately.

Access to each property is available via the impressive glazed frontage or through a separate pedestrian entrance door. Accessible WCs will be provided at ground floor level, while the mezzanine floors are accessed via dedicated staircases designed to integrate efficiently within the workspace. Large double-height windows to each unit maximise natural light throughout, creating bright, modern, and productive working environments.

FLOOR PLANS



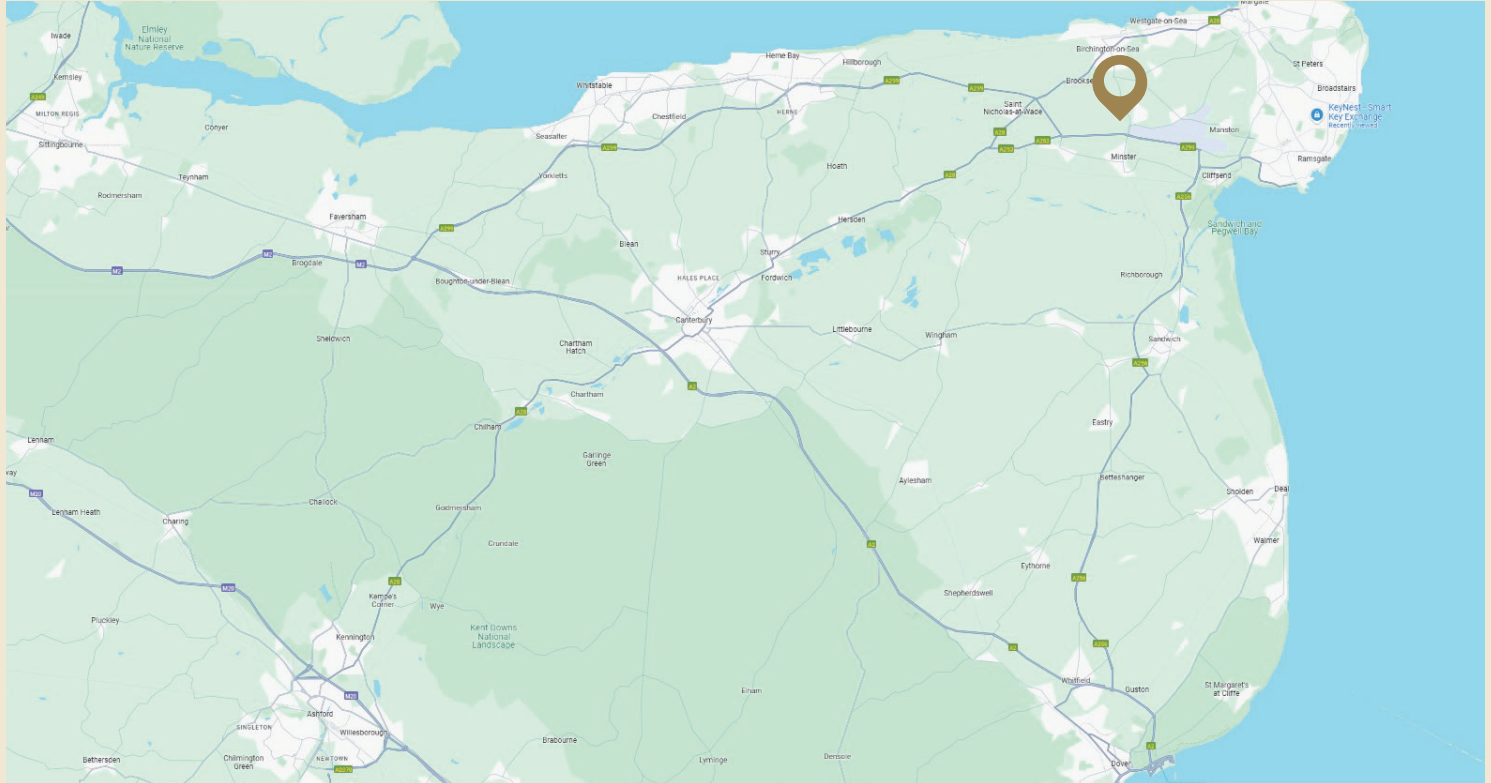
EXTERNAL FEATURES

Generous allocated parking is provided throughout the development, ensuring convenience for occupiers, staff, and visiting clients alike. Maximising parking provision across both the individual plots and the wider site has been a key design priority, recognising the importance of accessibility and ease of use within a modern commercial setting.

The striking glazed frontages, contemporary architectural detailing, and carefully landscaped surroundings combine to create a premium business destination with a strong visual identity. The overall external design has been developed to deliver an impressive first impression while providing a professional and aspirational environment for businesses to thrive.

ACCESS AND LOCATION

Access into the site will be gained directly off Merlin Way, The Loop with the internal access roads that will serve the proposed development having already been constructed in line with previous approvals.



Manston Business Park is located at the heart of Thanet in East Kent just 15 miles from the M2 motorway. With easy access to the A299 Thanet Way, this prime location provides a link with Ramsgate Port only 5 miles east, Kent International Airport on your doorstep and the Port of Dover approx 30 minutes away.

Thanet Parkway Station is approx 4 miles and offers high-speed rail links to London in approx 1 hour, making it an ideal hub for trade and commerce. Elevate your business to new heights with the unbeatable accessibility and strategic location of this innovative Business Park.

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REGISTER YOUR INTEREST TODAY



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Disclaimer: These details are intended for illustration purposes and both the agent and developer reserve the right to make changes as necessary during the build. Images, sizes and specifications are examples only and there are some variations of layouts and finishes throughout. All rooms have been measured and are approximate measurements only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press.