



GUILDCREST ESTATES



Unit 2 Merlin Business Park, Manston, Ramsgate CT12 5HW

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£1,000 + VAT PCM

HALF PRICE RENT FOR THE FIRST TWO MONTHS

Launch, relocate or expand your business with this exceptional opportunity to secure a brand-new industrial unit in one of East Kent's most strategically located commercial developments.

Take advantage of an introductory offer of half-price rent for your first two months, giving your business the perfect head start.

Situated within the prestigious Merlin Business Park, this modern light industrial unit has been designed to suit a wide range of occupiers, including warehousing, distribution, manufacturing, e-commerce, trade businesses and commercial storage.

Built to a high specification, the unit features durable steel frame construction with contemporary composite cladding, creating a professional appearance while offering low maintenance and excellent energy efficiency.

The spacious warehouse benefits from an electrically operated insulated roller shutter door for efficient loading and unloading, alongside a separate pedestrian entrance, ground floor WC and a full mezzanine floor. The mezzanine provides valuable additional





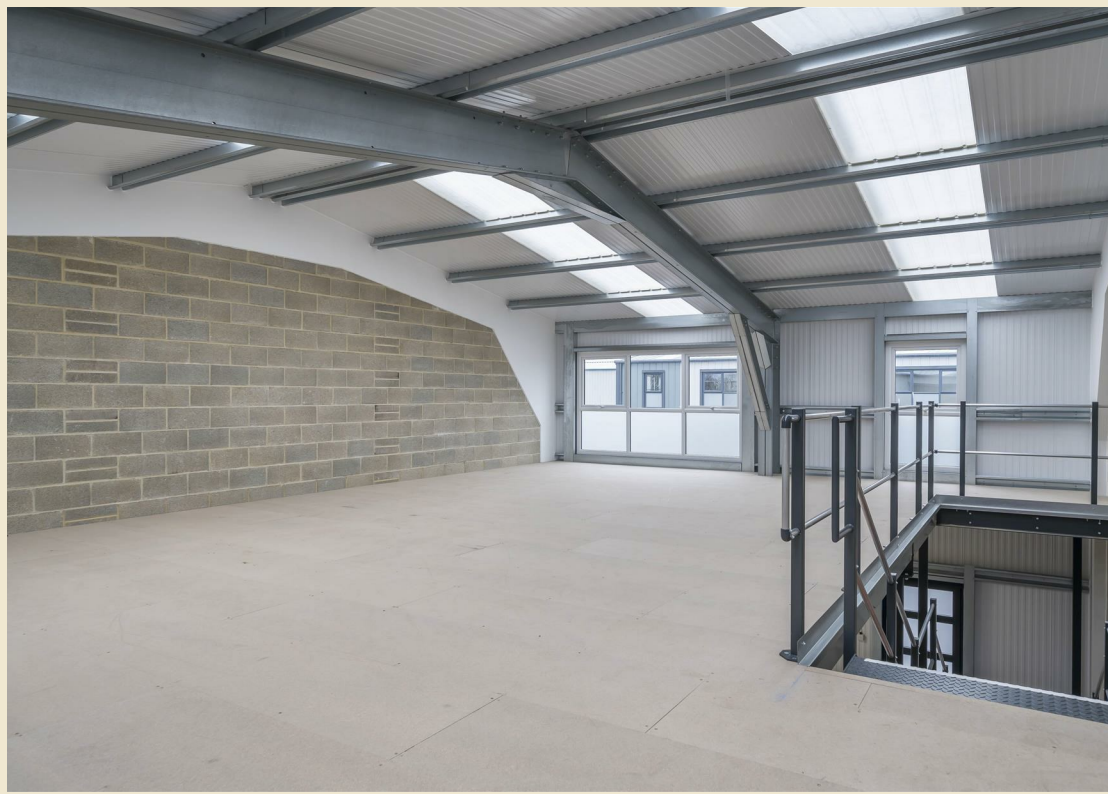
space that can be used as offices, staff facilities, storage or a showroom, maximising the unit's flexibility.

Outside, the generous forecourt provides parking for up to three vehicles together with access for deliveries.

Merlin Business Park occupies a prime position in Manston, one of Kent's fastest-growing commercial locations.

The development enjoys immediate access to the A299 Thanet Way, providing excellent links across Kent and to the M2 motorway (approximately 15 miles).

Rent: £1,000 + VAT per calendar month
 Half-price rent for the first two months
 Annual Service Charge: £400
 Building Insurance Contribution: £420 per annum
 Deposit: Subject to satisfactory references and credit checks
 Legal fees apply : £1,080
 Small Business Rate Relief may be available (subject to eligibility)
 Business Rates: TBA





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Key Features

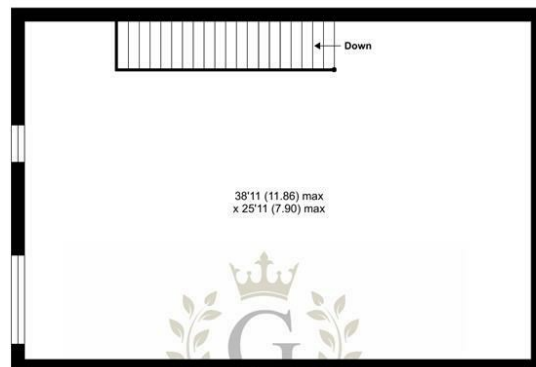
- HALF PRICE RENT FOR THE FIRST TWO MONTHS
- Brand-new industrial/warehouse unit
- Full mezzanine floor providing additional workspace
- Thermal Lined Electric Operated Shutter Roller Door
- Ground floor WC
- Forecourt-Parking for 3 Cars
- B2/B8 Usage
- Steel Frame with composite cladding
- Available now

Important Information

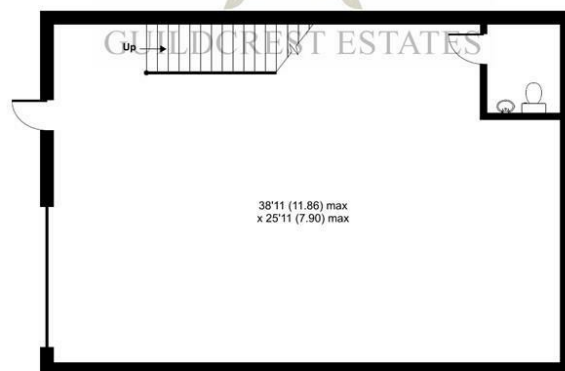
Industrial Unit
2000.00 sq ft
EPC Rating B
£1,000 Per Calendar Month

Merlin Business Park, Manston, Ramsgate, CT12

Approximate Area = 2028 sq ft / 188.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Guildcrest Estates Ltd. REF: 947985



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

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



01843 272200 www.guildcrestestates.co.uk

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



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