



GUILDCREST ESTATES



Unit 34 The Laurels, Manston Business Park, Ramsgate CT12 5NQ

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GUILDCREST ESTATES

The Laurels, Manston Business Park, Ramsgate CT12 5NQ

£230,000

Ready Autumn 2025

Exclusive large unit with additional side land!

Unlock endless possibilities for your business at The Laurels, Manston Business Park, with this exclusive large unit with additional land to the side, perfect for additional parking or storage.

With easy access to the A299 Thanet Way, this prime location provides a link with Ramsgate New Port only 5 miles east, and the site's proximity to the Channel Ports, along with Kent International Airport and high-speed rail links at Thanet Parkway Station, makes it an ideal hub for trade and commerce. Elevate your business to new heights with the unbeatable accessibility and strategic location of The Laurels, Manston Business Park.

Our brand new light industrial units boast a sleek steel frame and deep profile composite cladding, making them both low-maintenance and aesthetically pleasing.

With a full mezzanine floor, an electrically-powered insulated door, a separate pedestrian door, and WC, you'll have everything you need to run your business efficiently. Plus, with a spacious forecourt that accommodates parking for up to three cars and additional parking available, you can be sure that your team and clients will always have a convenient



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place to park.

Utilities

Equipped with all the essentials to keep your business running smoothly, including mains water supply and drainage, a lightning-fast fibre broadband connection, and a powerful 3 Phase Power supply.

Class of Usage

These units are classified as B2/B8.
Restrictions apply to motor trade.

Service Charge

With an annual service charge of just £400 per unit, you can enjoy peace of mind knowing that your surroundings will be maintained to the highest standards. Any future increases will be index linked.

Business Rates TBA

Small Business Rate Relief Available
Steel Frame

Stock images used





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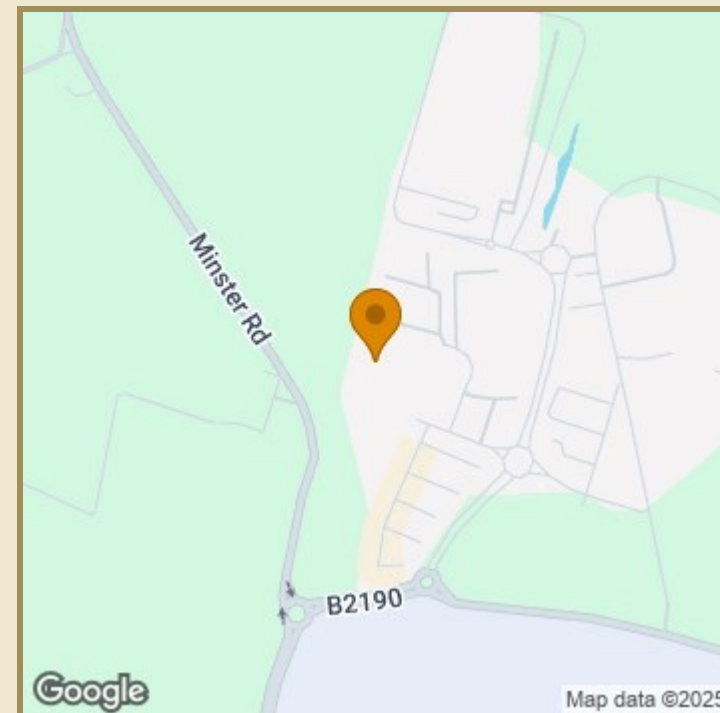
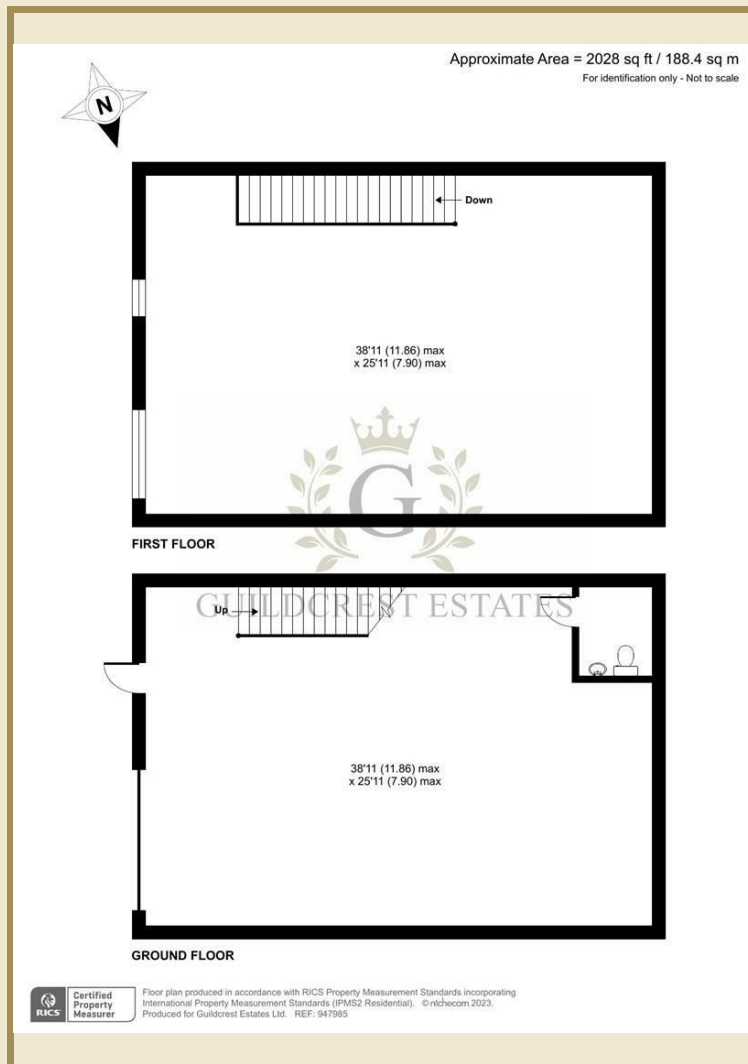
Key Features

- Large unit with additional side land for parking or storage
- 2,400 sq ft
- 100A 3 Phase power supply
- W.C.
- Electric powered roller shutter door
- Separate roller shutter door
- Load capacity 480kg per sq meter
- Parking for available for 5 cars

Important Information

Freehold
Industrial Unit
sq ft
Council Tax Band
EPC Rating

£230,000



| 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 | | |



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