



THE OAKS, MANSTON BUSINESS PARK, RAMSGATE

£1,100 per month

FOR RENT; Motis Estates Commercial Chartered Surveyors are proud to offer a unit within Manston Business Park. The light industrial unit presents an opportunity for businesses seeking a prime location at a reasonable price.

The property boasts convenient forecourt parking for up to three vehicles, ensuring easy access for both staff and clients.



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The Oaks, Manston Business Park Ramsgate CT12 5FN

Allocated Parking Spaces , Sectional Roller Shutter Loading Doors , Thriving Business Centre Location

Description

Motis Estates are pleased to offer a newly built unit located in Manston Business Park, Ramsgate. Unit 29, the Oaks is strategically located close to the A299 which has easy access to the M2. Manston is within the jurisdiction of Thanet, approximately 11.5 miles to the north-east of Canterbury. The area has good road communications, with the subject property being located approximately 17.5 miles to the east of J7 of the M2.

The property is approximately 1.3 miles north of Minster railway station. Minster railway station connects to Canterbury with a travel time of approximately 16 minutes, and London Bridge with a travel time of approximately 1 hour 51 minutes.

Situated in a sought-after commercial business park, this property benefits excellent transport links, making it an ideal choice for a variety of light industrial operations. Whether you are looking to expand your current business or start anew, this unit offers the perfect blend of accessibility and practicality.

The ground floor provides a spacious open-plan workspace, easily adaptable for a range of business uses including light industrial, storage, trade counter or e-commerce operations. The unit benefits from a clean, modern finish and good ceiling height with LED lighting, an intruder alarm and roller shutter to the front. There is additional storage under the staircase.

The first floor has been converted into a fully functioning office accommodation, with an open plan office space and small meeting room. There is a suspended ceiling, air conditioning and LED lighting throughout. The office has been finished to a high specification.

The property features a fitted kitchen complete with worktops and sink offering convenient staff facilities. There is also a good sized storage room. In addition, there are two w.c's on the first floor, enhancing the usability of the space for day-to-day operations. Parking is at the front for 2/3 vehicles.

Ground

Warehouse 73.75 sq m 793.57 sq ft

Hall 3.27 sq m 35.14 sq ft

First

Landing 6.25 sq m 67.29 sq ft

WC 4.87 sq m 52.43 sq ft

Kitchen 11.20 sq m 120.51 sq ft

Store 10.33 sq m 111.17 sq ft

Office 44.84 sq m 482.48 sq ft

Total 154.52 sq m 1662.59 sq ft

1662 sq ft @ £1,100 per calendar month plus VAT

The property has a service charge payable for the maintenance of the external areas.

Rateable Value - £13,500 RV. The property is eligible for an element of small business rates relief.

CEPC: 33 (B) valid until 09/04/2036

For further information, please contact Motis Estates Commercial Chartered Surveyors on 01303 212020.

VACANT POSSESSION UPON COMPLETION

SUBJECT TO CONTRACT

This firm operates a Complaints Handling Procedure, details of which are available upon request

IMPORTANT NOTICE FROM MOTIS ESTATES Descriptions of the property are subjective and are used in good faith as an opinion and NOT as a statement of fact. Please make further specific enquires to ensure that our descriptions are likely to match any expectations you may have of the property. We have not tested any services, systems or appliances at this property. We strongly recommend that all the information we provide be verified by you on inspection, and by your Surveyor and Conveyancer.

Tenure Freehold

Postcode CT12 5FN

Viewings Strictly by appointment only -
Property Reference MOTIS_010520

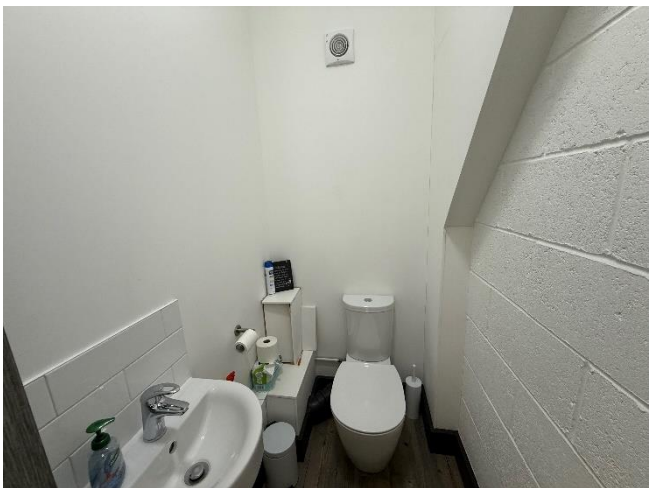
Opening Hours:

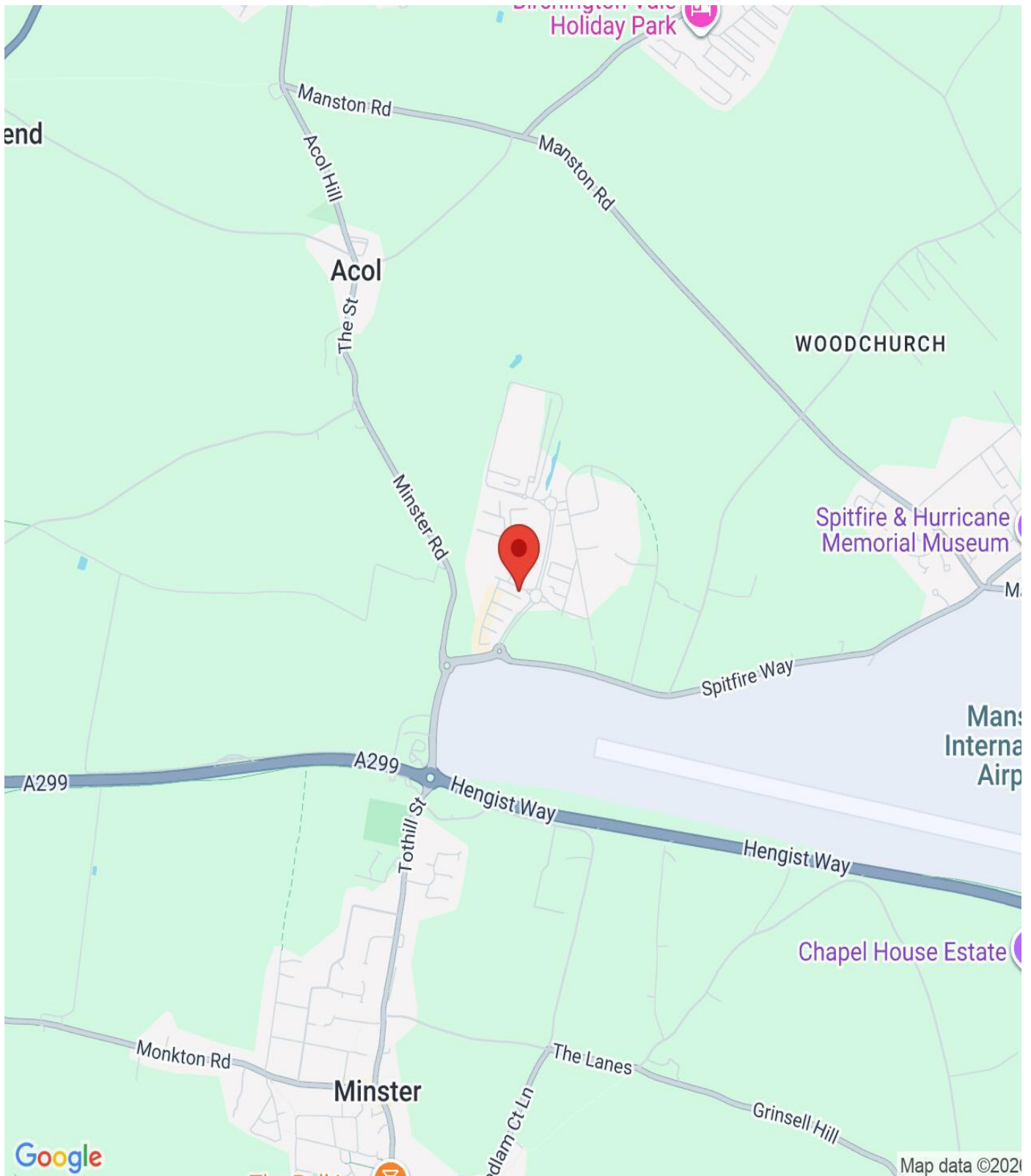
Monday - Friday 9.00 - 5.30

Saturday 9.00 - 3.00









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