



SALES BROCHURE

Maple Leaf Business Park
Light Industrial Units
Manston, Kent



G.MANYWEATHERS
— COMMERCIAL —



Brand New Light Industrial Workshop Units

A choice of brand new light industrial workshop units based within the popular and well established Manston Business Park.

The recently built units are of steel frame construction, combined with profile metal cladding and each featuring an electrically operated roller shutter door and a separate pedestrian entrance.



Location

Manston Business Park is strategically located at the centre of Thanet in East Kent approximately 15 miles from the M2 motorway, which is accessed via the A2 and A299 Thanet Way. The A299 also provides a link with Ramsgate New Port approximately 5 miles to the east. The site offers excellent accessibility to the Channel Ports as well as Kent International Airport which is adjacent to its southern boundary.

Each unit has a painted concrete floor, W.C., 3-phase power. The units' walls have electrical connections which benefit from a 3-phase power supply. All units have a private hardstanding parking area to the front for up to three cars.



Unit Sizes & Prices

Two storey including mezzanine level approx. 192 sq metres (2064 sq ft)
- starting from **£135,000 +VAT**.

Prices from
£135,000 +VAT



Class of Usage

All units benefit from class B1, B2 and B8 usage.
Restrictions apply to all motor trade usage.



Maintenance & Service Charges

An annual maintenance and service charge of £350 +VAT is applicable to each unit in order to maintain the welfare of the site itself, with any future increases to be index linked.

Investment Opportunities

We currently rent the units at £750 +VAT per calendar month. We can offer a full management service to our buyers.

VAT is chargeable on the purchase price of each unit which is recoverable if bought using a VAT registered company.

Services

Units receive power from a 3-phase supply. All units are connected to the main system water supply and drainage systems.

Additionally, the units are fitted with evening timed flood lights which are sensor worked and turn on upon darkness.



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