

Business Unit For Sale

CORE
COMMERCIAL
01892 834483



**Unit 56, Maple Leaf
Business Park**

RAMSGATE

Canterbury

Kent CT12 5GD

Location

Located in East Kent within a quarter of a mile of the dualled A299 Thanet Way leading to the M2 motorway. The property is on the popular and well established Manston Park Industrial Estate.

Description

A recently built end of terraced business unit of clear span portal frame construction with first floor offices. Ground floor workshop/storage area with W/C. Three offices at first floor with air con, kitchenette and further w/c all fitted to a high standard (approx £80,000 spent on fitout). 3 phase power, electric roller shutter. Windows to front. Alarm system and CCTV. Fenced and gated compound to the side and additional parking for up to 5 vehicles.

Ground	1 032
First	<u>1 032</u>
	2 064 sqft

Terms

For Sale at **£295,000** plus vat. **No business rates** should be payable if this is your sole property otherwise Business rates payable 23/24 £5,489 (Rateable Value £11,000).



2,064 sqft






CORE
COMMERCIAL
01892 834483
www.CoreCommercial.co.uk

Neil Mason
Neil@CoreCommercial.co.uk

David Marriott
David@CoreCommercial.co.uk

These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.

Core Commercial Limited, Nettlestead House,
Maidstone Road, Paddock Wood, Kent TN12 6DA
and 6 Kevington Close, Orpington, Kent BR5 2NX