MANSTON 175

MANSTON BUSINESS PARK
RAMSGATE, CT12 5BF

TO LET

INDUSTRIAL/WAREHOUSE PREMISES

175,467 SQ FT
(16,301 SQ M)

10.80 ACRES
/4.37 HECTARE SITE

240 CAR
PARKING SPACES

SPRINKLER
SYSTEM

SEVEN CRANES
12.5 - 35 TONNE

40M
YARD DEPTH

2.5 MVA
POWER SUPPLY

Accommodation Schedule

	Sq ft	Sq m
Warehouse	132,776	12,335
Canopy	14,132	1,313
Office		
Ground Floor	4,604	428
First Floor	12,012	1,116
Second Floor	11,943	1,109
Total Area	**175,467**	**16,301**

Business Rates

The Property is assessed for Business Rates purposes as follows; **Warehouse and premises £605,000**, Interested parties should confirm exact rates payable with Thanet District Council on 01843 577 000.

EPC Rating

Band C – 66.
Valid until 22nd December 2030

Specification

- 2.5 MVA Power Supply
- Site Coverage 37%
- Surface Level Loading Doors
- 10m Clear Internal Eaves Height, Rising To 14.5m Apex
- Mainly Dual Carriageway Access To A299
- Self Contained Fenced Site
- Expansion Land
- Hgv Parking Spaces
- Canopies
- Air Conditioned Offices
- Concrete Surfaced Yard
- Security Hut
- Sprinkler System
- 5 Minute Drive From Thanet Parkway (Hs1 Line)
- 10.80 Acre/4.37 Hectare Site
- Seven Cranes

Location

The property is located on the well established Manston Business Park, approximately 6 miles west of Ramsgate and 75 miles east of London. The Business Park provides good accessibility to the Channel Ports of Ramsgate (3 miles), Dover (19 miles) and Folkstone (25 miles).

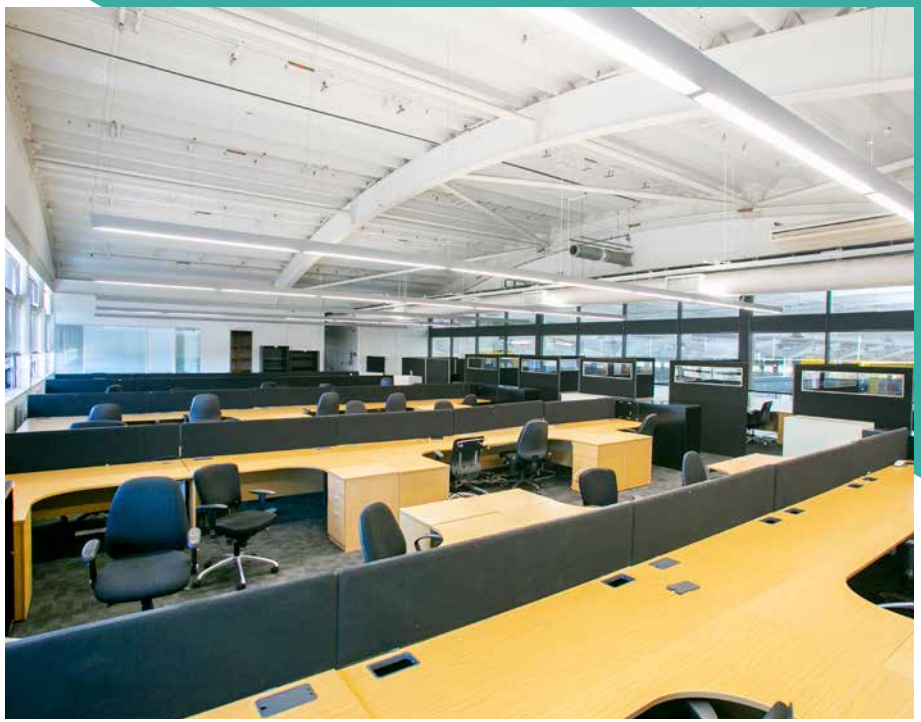
Manston is connected to the motorway network via the A299 dual carriageway which leads to J7 of the M2, 20 miles to the east. To the south east, the A28 connects with J9 of the M20 motorway.

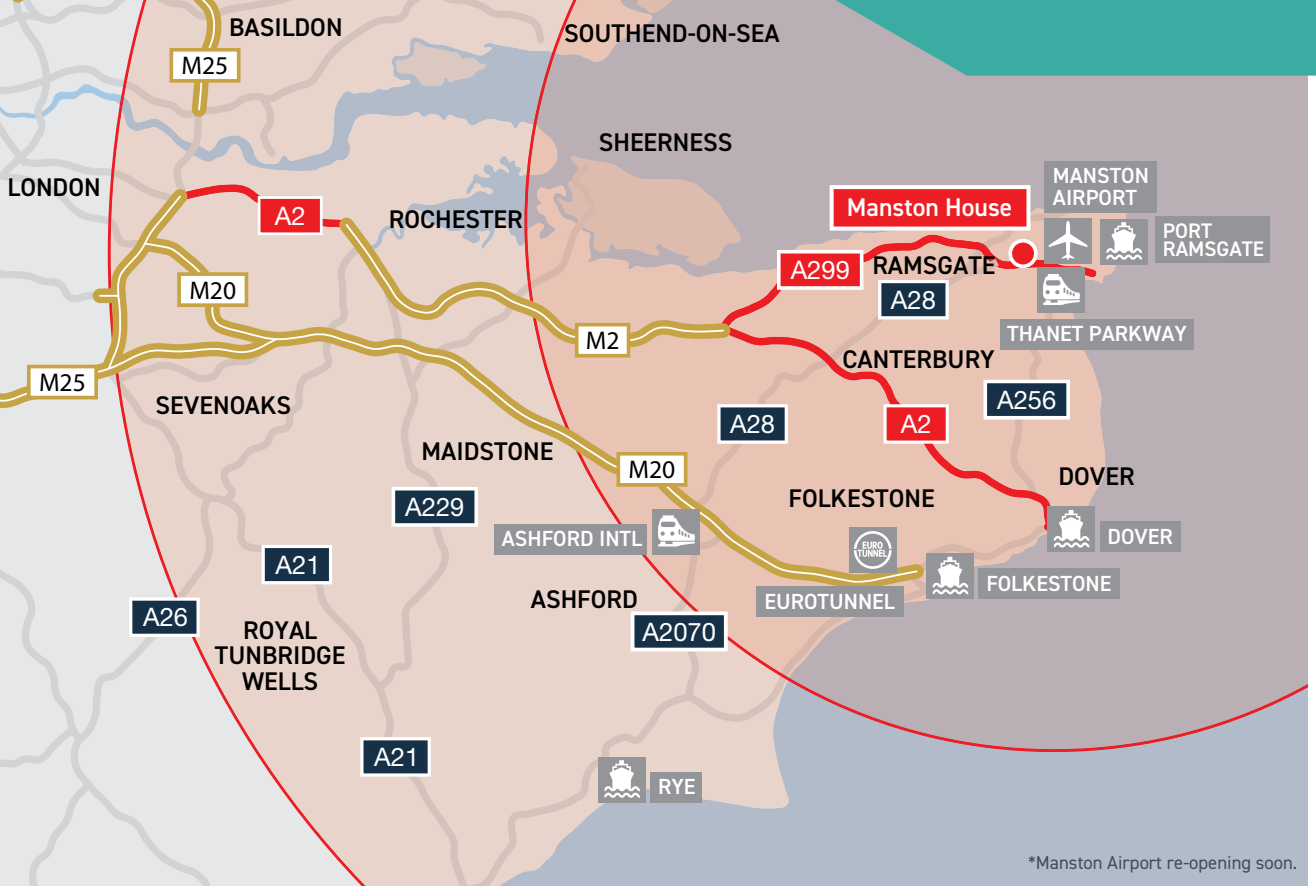
Ramsgate rail station is approximately 5 miles east of Manston Business Park, providing direct services into London St Pancras International in about 1 hour 15 mins. Thanet Parkway Station, has recently opened, providing High Speed services to London St Pancras in approximately 70 minutes.

Description

Manston House is a large affordable distribution warehouse totalling 175,467 sq ft including 28,559 sq ft of offices. The main industrial unit building is of portal frame construction with profiled metal clad elevations under an insulated pitched roof. There is a concrete floor and a clear eaves height of approximately 10m for the majority of the space. Externally there is parking for cars and HGVs, sprinkler tanks, plant room and extensive undeveloped areas.

The premises comprise a large warehouse complex providing a range of warehouse/industrial units situated within a secure, self-contained site. Access to the complex is via a dedicated, manned gate-house.





*Manston Airport re-opening soon.

Connectivity

Location	Distance
Thanet Parkway Station	2.5 miles
Ramsgate	3 miles
Canterbury	14 miles
Dover	19 miles
J7 M2	20 miles
Folkestone	25 miles
Ashford	30 miles
Maidstone	40 miles
M25	55 miles
London	75 miles

Terms

The property is available by way of a new Full Repairing and Insuring Lease on terms to be negotiated.

Viewings

To view the premises and for any additional information please contact the joint sole agents.

Contacts

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CHARTERED SURVEYORS

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Altus Group: April 2024

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