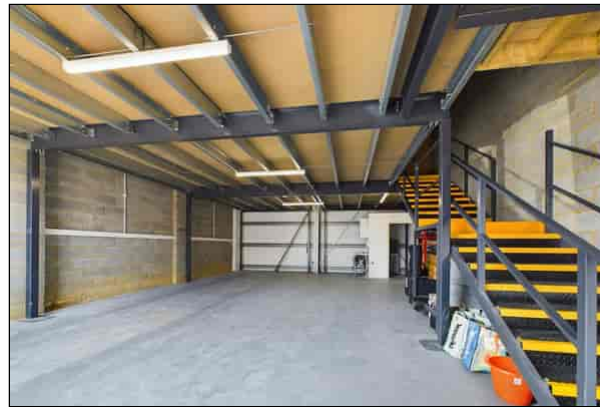


Terence Painter

ESTATE AGENTS

- Light Industrial & Office Unit
- Ground Floor Storage of Approx. 984sqft (91.50m²)
- First Floor Office of Approx. 772sqft (71.70m²)
- Located on Private Business Park
- Sink & W.C.
- Parking for up to 3 Vehicles
- No Forward Chain
- Configured for a 3-phase Electrical Supply



79 The Oaks, Manston Business Park, Invicta Way, Manston, Ramsgate, Kent. CT125FN. Freehold Plus VAT £182,000

LIGHT INDUSTRIAL COMMERCIAL UNIT CURRENTLY ARRANGED AS STORAGE & OFFICES, LOCATED ON A BUSY BUSINESS PARK AT MANSTON, RAMSGATE

These commercial premises are located within the heart of The Oaks at Manston Business Park, on the outskirts of Ramsgate. The premises benefit from Class Uses B1 (Offices, Research & Development and Light Industrial), B2 (General Industrial) and B8 (Storage & Distribution).

The ground floor is currently utilised for storage providing approx. 91.50m² (984sqft) with a roller shutter entrance door and W.C. The premises also benefits from a pedestrian entrance at ground floor level, with steel stairs leading up to the first floor. We are advised that the property is configured for a 3-phase electrical supply.

The first floor is currently arranged as an open plan office/showroom of approx. 71.70m² (772 sqft)

Externally there is parking at the front of the property for up to three vehicles

Location

Manston Business Park is located adjacent to Manston Airport on the outskirts of Ramsgate with easy access to the A299 and M2 to London as well as the A256 to Dover.

The Unit

A self contained steel-framed light industrial commercial unit currently arranged as storage on the ground floor and an open plan office at first floor mezzanine level.

Ground Floor

Storage Area

11.76m x 7.78m (38' 7" x 25' 6") With painted concrete floor, strip lighting and electric roller shutter door. Stainless sink unit with shelving under, electric water heater and storage cupboards above. Access to W.C. Open-plan steel staircase leading to the first floor mezzanine level.

W.C.

1.72m x 1.65m (5' 8" x 5' 5") With low level W.C. and wash hand basin.

First Floor

Landing Area

156m x 1.37m (511' 10" x 4' 6") Door to open plan office area.

Open Plan Office

11.85m x 6.05m (38' 11" x 19' 10") With two double glazed windows to front. Laminate and carpet flooring.

Parking

Private parking at the front of the building for up to three vehicles.

VAT

VAT will be chargeable on the purchase price.

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Plus VAT £182,000

Business Rates

The current Rateable Value is £11,000

Service Charges

There is an estate management charge for the property, which is currently £360 plus VAT, per annum.

EPC Rating - 84 D

Viewing

Strictly by appointment with the Agents Terence Painter Estate Agents 01843 866866

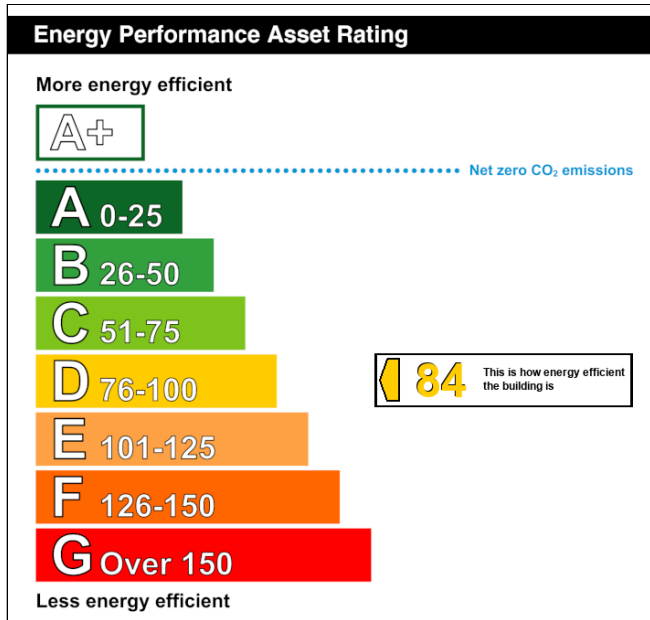
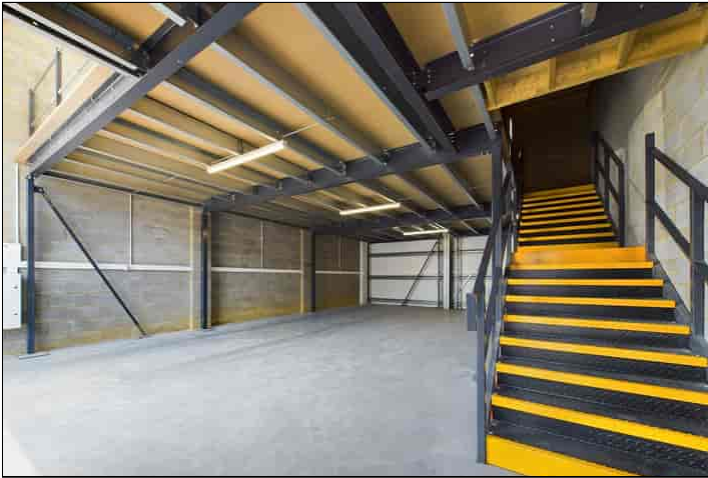
Services

The property benefits from mains water connection and is configured for a three-phase electrical supply.



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Plus VAT £182,000

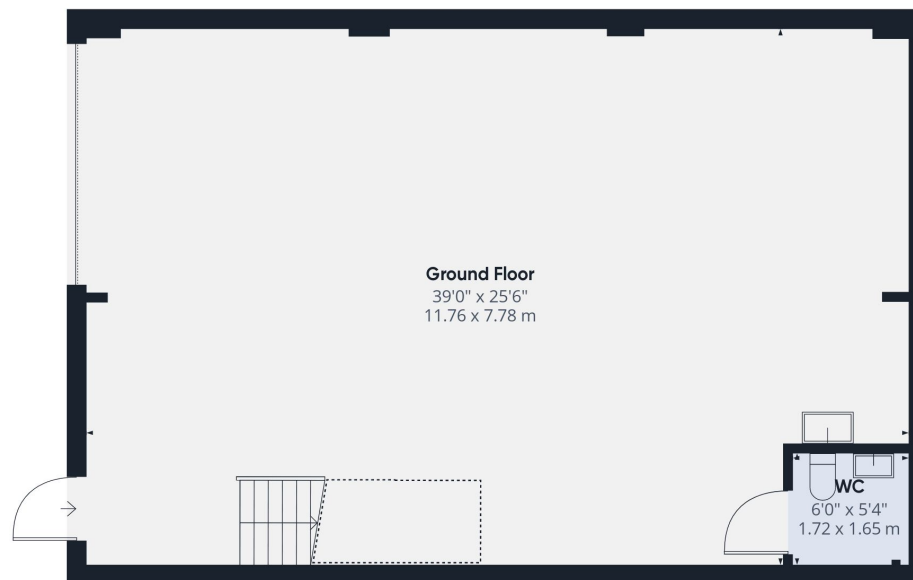


Viewing strictly by prior appointment with the Selling Agents
TERENCE PAINTER.

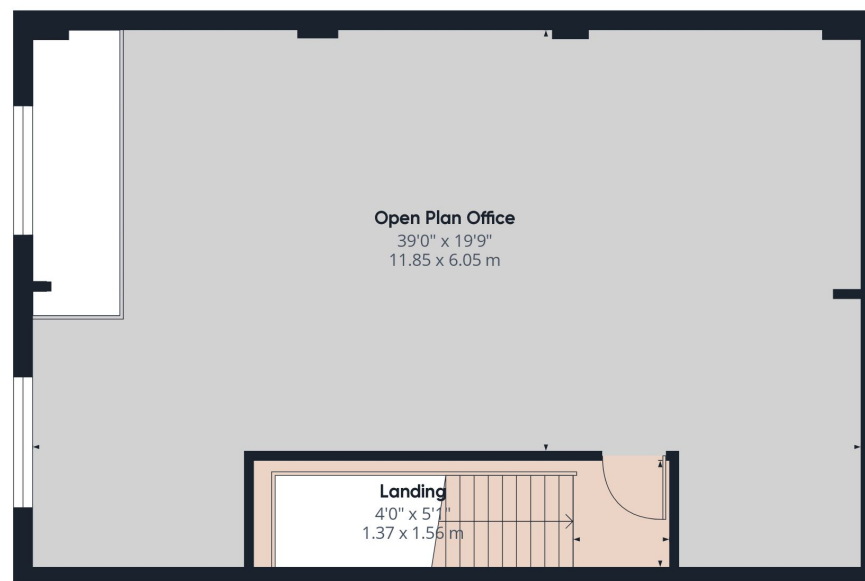
Email: sales@terencepainter.co.uk

Prospect House, 44 High Street, Broadstairs, Kent, CT10 1JT.

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as representations of fact. Any intending purchaser should satisfy themselves by inspection or otherwise as to the correctness of the statements contained in these particulars. The Vendor does not make or give, and neither Terence Painter Properties, nor any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. The mention of any appliances and/or services in these sales particulars does not imply that they are in full and efficient working order.



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1835.46 ft²

170.52 m²

Reduced headroom

36.06 ft²

3.35 m²

(1) Excluding balconies and terraces

⌄ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Plus VAT £182,000