

Terence Painter

ESTATE AGENTS



- Light Industrial & Office Unit
- Ground Floor Workshop & Storage of Approx. 92.3m² (993sqft)
- First Floor Offices & Ancillary of Approx. 80.10m² (862sqft)
- Located on Private Business Park
- Kitchenette & W.C.
- Parking for up to 3 Vehicles
- Electric Vehicle Charging Point
- Well Presented
- No Forward Chain



78 The Oaks, Manston Business Park Invicta Way, Manston, Ramsgate, Kent. CT125FN. Freehold Plus VAT £189,000

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

These well 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 area is approx. 92.3m² (993sqft) and is currently arranged into two workshop/storage areas with a roller shutter entrance door and a W.C. The premises also benefit from pedestrian entrance at ground floor level, with stairs leading up to the first floor.

The first floor is approx. 80.10m² (862sqft) arranged as offices, with one being a large open plan office and separate manager's office/store room. There is also a kitchenette and a W.C.

Externally there is parking for up to three vehicles and an electrical vehicle charging point installed at the property. No chain - keys available for viewings.

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 offices at first floor mezzanine level.

Ground Floor

Main Workshop/Storage Area

8.18m x 6.52m (26' 10" x 21' 5") With painted concrete floor, strip lighting, electric roller shutter door and access to further storage area and side pedestrian entrance with lobby providing internal access to the first floor.

Further Storage Area & W.C.

6.04m x 3.50m (19' 10" x 11' 6") With painted concrete floor and strip lighting. Stainless steel sink unit with electric water heater. Access to W.C. with low level W.C. and wash hand basin.

Separate Personal Entrance

There is a separate personal entrance door giving access to a lobby with personal door into the main workshop area and stairs leading to the first floor offices.

First Floor

Landing/Kitchenette

3.75m x 2.79m (12' 4" x 9' 2") Fitted double wall and base units. Single drainer stainless steel sink unit inset to work surface area. Vinyl and carpet flooring. Skylight window. Doors to W.C. and offices.

W.C.

Fitted with low level W.C. and wash hand basin. Vinyl flooring.

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Main Open Plan Office

7.10m x 6.27m (23' 4" x 20' 7") Two double glazed windows to front with fitted blinds. Wood effect flooring. Ceiling mounted strip lighting. Electric air cooling/heating system. Wall mounted and floor inset power points.

Office Two/Store Room

3.91m x 3.95m (12' 11" x 12' 10") Fitted carpet. Strip lighting. Power points.

Parking

Private parking at the front of the building for up to three vehicles with an electric vehicle charging point.

VAT

VAT will be chargeable on the purchase price.

Business Rates

The current Rateable Value is £13,500.

Service Charges

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

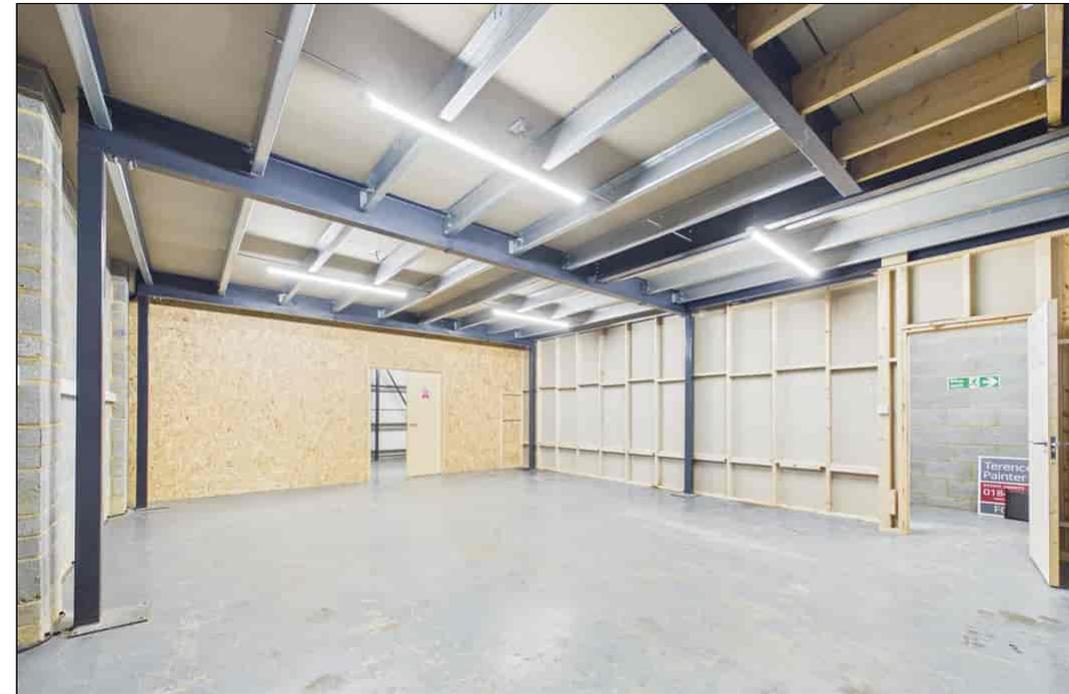
EPC Rating 48 - Band B

Viewing

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

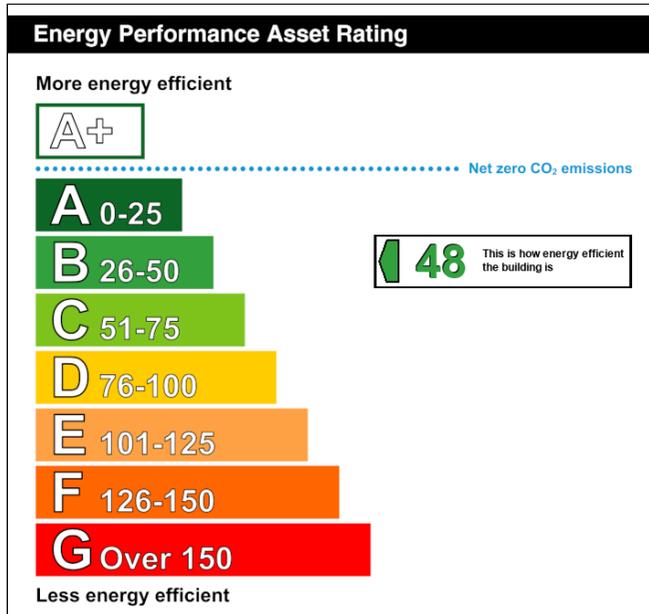
Anti Money-Laundering Checks

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us issuing a memorandum of sale directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.



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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.

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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1855 ft²
172.4 m²

Reduced headroom

35 ft²
3.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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