

**MANSTON HOUSE**

MANSTON BUSINESS PARK,

**RAMSG**

**AVAILABLE NOW**



**AVAILABLE NOW-TO LET**  
INDUSTRIAL & DISTRIBUTION WAREHOUSE  
**174,161 SQ FT (16,180,000)**

**Manston House, Manston Business Park, Kent, CT12 5BF**

AVAILABLE NOW - INDUSTRIAL WAREHOUSE

<b>Tenure</b>	To Let
<b>Available Size</b>	87,080 sq ft / 8,090 sq m
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon Enquiry

- 87,080
- Low Site Cover
- Self-contained yard
- Large Power Supply (2.5 MVA)
- Eaves height 9m
- Expansion Land

## Description

Manston House is a large affordable distribution warehouse totaling 174,161 sq ft including c.16,870 sq ft of offices, which can be split into two separate units. The main distribution 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 9m 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.

## 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 (6 miles), Dover (19 miles) and Folkstone (24 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.

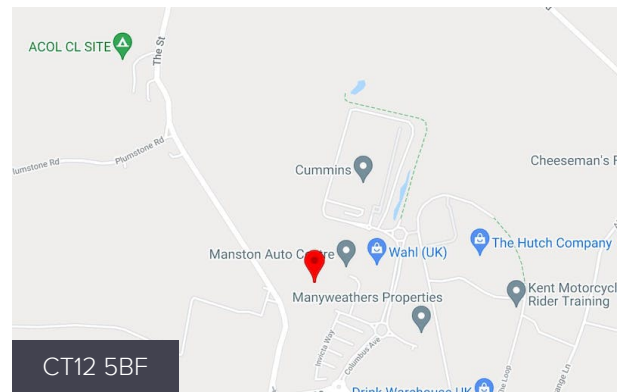
Ramsgate rail station is approximately 5 miles east of Manston Business Park, providing direct services into London St Pancras International in about 1 hour 15 mins. A new rail station is also being developed at Cliffsend to the south east corner of the airport which will significantly reduce journey times to London.

## Specification

- 87,080 sq ft
- Low site coverage
- Large power supply
- Ground level loading doors
- Eaves height 9m
- Self contained yard
- Expansion land
- Cranes and rails running the length of the bays
- Sprinkler system
- Canopies

## Viewings

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



## Viewing & Further Information

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