

MANSTON HOUSE

MANSTON BUSINESS PARK,
RAMSGATE, CT12 5BF

AVAILABLE NOW-TO LET
INDUSTRIAL & DISTRIBUTION WAREHOUSE
174,161 SQ FT (16,180.09 SQ M)

Available Now

Tenure	To Let
Available Size	174,161 sq ft (16,180.09 sq m)
Business Rates	Upon Enquiry
EPC Rating	Available upon request

Specification

- ▶ 174,161 sq ft
- ▶ Low site coverage
- ▶ Ground level loading doors
- ▶ Eaves height 9m
- ▶ Self contained yard
- ▶ Expansion land
- ▶ HGV Parking Spaces
- ▶ 240 car parking spaces
- ▶ Cranes and rails running the length of the bays
- ▶ Sprinkler system
- ▶ Canopies
- ▶ Large power supply
- ▶ Immaculate condition
- ▶ Fully furnished offices



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.

Description

Manston House is a large affordable distribution warehouse totaling 174,161 sq ft including c.16,870 sq ft of offices. 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. The unit is due to be refurbished to a Grade A specification, incorporating additional ground and dock level loading doors. For more information on the scope of works, please contact an agent.

Connectivity

Location	Distance
Ramsgate	6 miles
Ashford	30 miles
London	75 miles
J7 M2	20 miles
M25	55 miles





EPC

Available on request.

Viewings

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

Terms

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

Contacts



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