



Mileway

Columbus Avenue, Manston Business Park, Ramsgate CT12 5BF

RAMSGATE

Aviator

Available To Let

Warehouse / Industrial and distribution unit
180,021 sq ft (16,724.5 sq m)
(Up to 343,230 sq ft (31,886 sq m)
available by separate negotiation)

Columbus Avenue

- Steel portal frame with a 10m minimum clear internal height
- 9 dock level and 2 surface level access loading doors
- Secure site
- Large service yard extending to over 42 metres
- 228 car parking spaces and separate parking for HGVs



Available To Let
Warehouse / industrial and distribution unit
180,021 sq ft

Developed in 2006, the property provides a purpose built, two bay, high specification distribution warehouse with ancillary office accommodation totalling an area of 180,021 sq ft (GIA).

The property is accessed via a dedicated access road off Columbus Avenue which runs around the perimeter of the building to the service yard.

- Lighting and heating in the warehouse accommodation
- Canopied loading doors
- Office accommodation situated over 3 floors
- Passenger lift
- VRF heating and cooling system to the offices
- Floor loading of 50kn per sq m

Site plan



Accommodation

Unit	sq m	sq ft
Office 3rd floor	511.9 sq m	5,510 sq ft
Office 2nd floor	497.4 sq m	5,354 sq ft
Office 1st floor	497.4 sq m	5,354 sq ft
Industrial	15,217.8 sq m	163,803 sq ft
Total	16,724.5 sq m	180,021 sq ft

Approximate gross internal areas

Key Features

- Steel portal frame with a minimum working height of 10 metres
- Nine dock level and two surface level access electrically operated loading doors
- Three storey office accommodation incorporating raised floors and suspended ceilings
- Large service yard extending to over 42 metres
- 228 car parking spaces and separate parking for HGVs

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EPC

The property's EPC rating is E(110). The certificate and recommendation report is available upon request.

VAT

VAT will be payable where applicable.

Terms

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

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

Location

Manston Business Park is located approximately six miles west of Ramsgate, 30 miles north east of Ashford and 75 miles east of London.



By Road

Approximately 20 miles east of the M2 (J7) via the A299 dual carriageway. To the south east, the A28 connects with the M20 (J9).



By Rail

Ramsgate railway station

Approximately five miles east of Manston Business Park and provides a direct service to London St Pancras International with an approximate journey time of 1 hour 15 minutes.



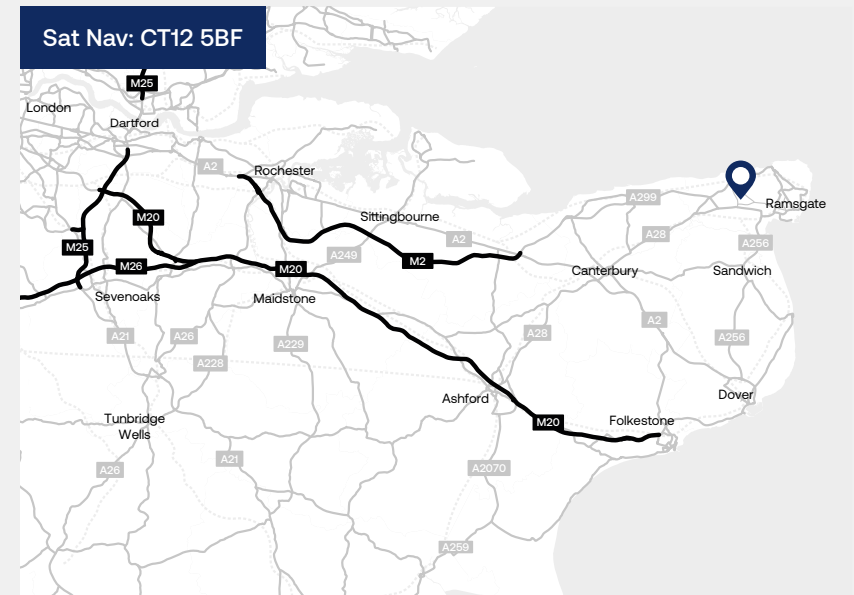
Ports

The Park offers excellent accessibility to the Channel Ports of Ramsgate (6 miles), Dover (19 miles) and Folkestone (24 miles).



By Air

The major London airports of Heathrow, Stansted and Gatwick are all within a 100 mile radius of the Park. Kent International Airport is situated to the south east.



Viewing / Further Information



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Property owned by **Mileway**

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