



**EVELYN WAY**  
**RAMSGATE**

**£30,000**

- New Build
- Three Phase Electric
- 5425 Sq Ft

- Completes End Of October
- Options of Windows/Roller Shutters

## DESCRIPTION

Main Floor Area 137'9" x 39'4" (42 x 12)

## ABOUT

OPPORTUNITY NOT TO BE MISSED!

Miles and Barr Commercial are delighted to bring to the market this industrial unit at the popular Manston Business Park.

The unit size totals to 2713sqft. The property comprises of three phase electric, as well as BT Fibre for the new tenant.

Viewings come highly recommended. Please call Miles and Barr Commercial on 01227 499500 to organise today!

## LOCATION

Ramsgate is situated on the southerly aspect of the Isle of Thanet and benefits the country's only Royal Harbour, its status being granted by King George IV in 1821. The distinctive and beautiful harbour has a vibrant yachting community alongside some commercial activity and was where the Little Ships evacuation of Dunkirk set out from in 1940. The town is enjoying something of a Renaissance with its large amount of Grade II Listed property, many set within elegant Regency squares, or overlooking the sea, others with links to or influenced by the architect Augustus Pugin. In recent years the Royal Harbour has seen many restaurants, cafes and bars emerge alongside quirky independent retail outlets, some utilising the arches on the quayside beneath Royal Parade. The town is steeped in history with associations to many well known figures including Queen Victoria, Karl Marx and Vincent Van Gogh as well as having a fascinating network of tunnels beneath the main centre. The fortunes of the town have been hugely assisted by the recent addition of a high speed rail link to London St Pancras making a commute for many a viable option.



Innovation House, Discovery Park, Sandwich, CT13 9FF

t. 01843 851000 / 01227 499500

e. Commercial@milesandbarr.co.uk



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