



TO LET

INDUSTRIAL WAREHOUSE UNIT WITH OFFICES AND YARD

Unit 4, Gloucester Vantage Point Business Village, Mitcheldean, Gloucester, GL17 0DD



82,432 sq.ft.

(7,658 sq.m.) Approx. Gross Internal Area

***inc 9,800 sq ft of office and 1,375 sq ft external store**

LOCATED 7 MILES FROM JUNCTION 3 OF THE M50

ESTABLISHED BUSINESS VILLAGE

NEW LEASE AVAILABLE

ON-SITE CAFÉ AND GYM

24/7 SECURITY

MANNED ON-SITE RECEPTION

ON-SITE BUS STOP

HSIA FIBRE CONNECTIVITY





LOCATION

Gloucester Vantage Point Business Village is a well-established 67-acre commercial estate located in Mitcheldean, Gloucestershire, on the western edge of the Forest of Dean. The property benefits from strong road connections, situated approximately 7 miles south of Junction 3 of the M50 and around 15.7 miles west of Junction 11 and 11A of the M5, providing convenient access to the Midlands, South West and South Wales. The estate accommodates a wide mix of office, studio and industrial occupiers and is home to over 100 businesses, creating an established and active business environment supported by a skilled local workforce.

DESCRIPTION

Unit 4 comprises a substantial multi-bay warehouse with high-quality two-storey office accommodation, offering flexible space suitable for a wide range of business occupiers.

The property benefits from on-site parking to the front and a dedicated service yard. Access is provided via two full-height roller shutter doors, together with two additional access points allowing for efficient side loading. A separate personnel entrance leads directly into the main reception area.

The warehouse accommodation features a solid concrete floor, part block and part clad elevations, and a clad roof incorporating translucent roof lights. Additional specifications include gas supply, LED lighting, three-phase power, and an internal working height of approximately 4.2 metres. There is also an external store extending to approximately 1,375 sq ft. The property also benefits from craneage which can be left subject to a separate negotiation with the Landlord.

The office accommodation is arranged over ground and first floors and provides a combination of open-plan offices, board/meeting rooms, and storage space. The offices are finished to a good standard, including carpeted floors, suspended ceilings, double-glazed windows, and lighting throughout.

Ancillary facilities include a staff canteen/break room, WC facilities on both floors, and a passenger lift.

ACCOMMODATION

GIA 82,432 sq ft (7,658 sq m)*

***inc 9,800 sq ft of office and 1,375 sq ft external store**



AVAILABILITY

The subject property is available on a new internal repairing and insuring lease on terms to be agreed.

QUOTING RENT

£412,160 per annum, exclusive



EPC

EPC Rating B

BUSINESS RATES

Rateable Value: Please ask the agent for more information.

SERVICES

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

VAT

All prices quoted are exclusive of VAT, which may be chargeable.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

MONEY LAUNDERING

The money laundering regulations require identification checks are undertaken for all parties purchasing/leasing property. Before a business relationship can be formed we will request proof of identification for the purchasing/ leasing entity.

VIEWING

Strictly by way of the letting agents:

Harris Lamb

Contact: Lauren Allcoat-Hatton
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Date: April 2026

SUBJECT TO CONTRACT



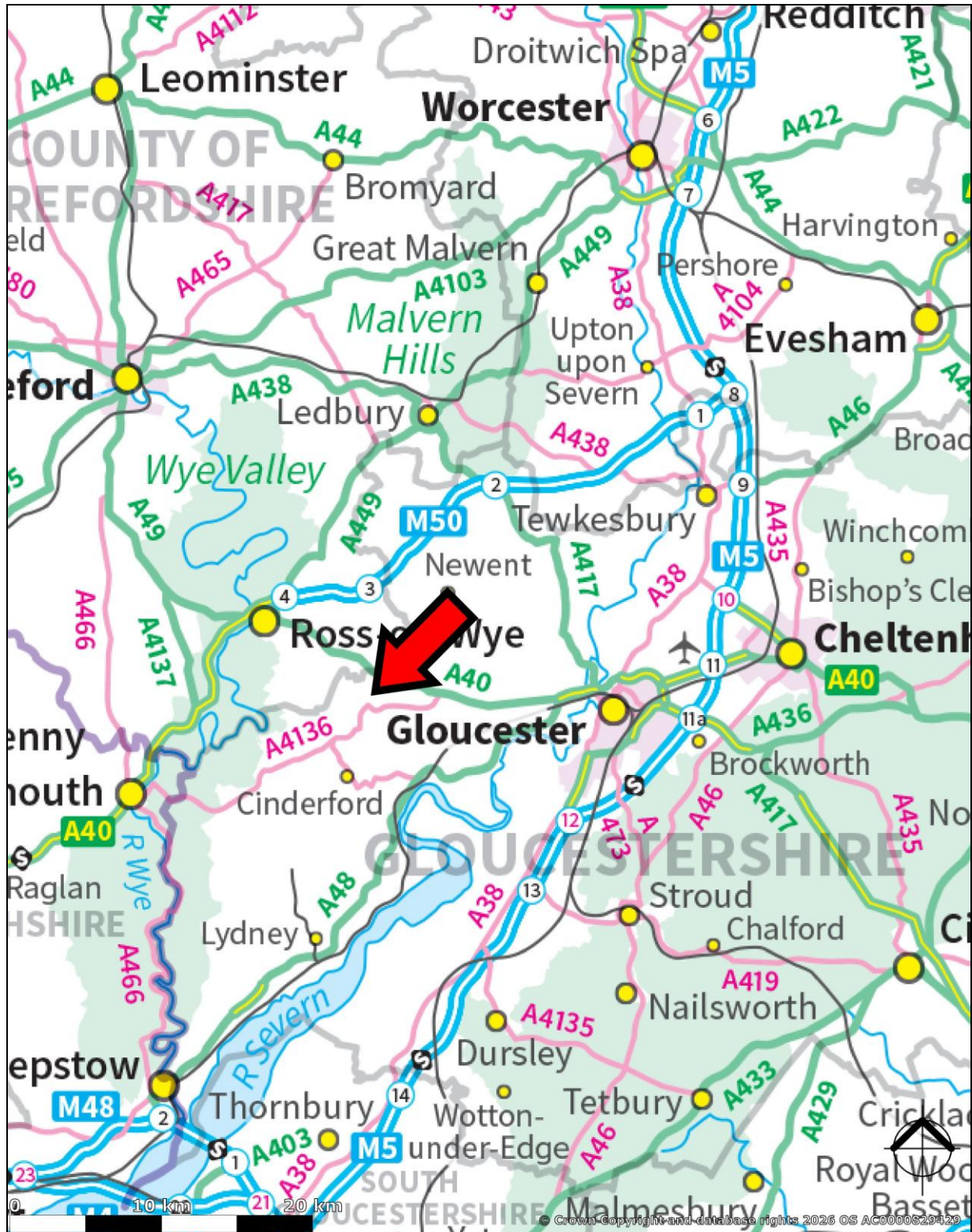




Red outline for indicative purposes only







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