



TO LET

MODERN INDUSTRIAL WAREHOUSE UNIT WITH TWO STOREY OFFICES AND YARD

Unit 66, Gloucester Vantage Point Business Village, Mitcheldean, Gloucester, GL17 0DD



33,000 sq.ft.

(3,066 sq.m.) Approx. Gross Internal Area

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 66 provides a modern warehouse with offices offering flexible accommodation suitable for a range of business occupiers.

The property benefits from parking to the front and a dedicated yard, enhancing operational efficiency for loading, storage or external use. Access is provided via two roller shutter doors in addition to a personnel entrance door, leading into the main accommodation.

The warehouse area features a solid concrete floor, clad elevations and roof with translucent roof lights, gas supply, LED lighting and three-phase electricity. The unit has a good internal height of 6m Eaves and 7m to the Apex of the roof.

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

Ancillary facilities include a staff kitchen along with WC's to both floors and a passenger lift.

ACCOMMODATION

Total GIA 33,000 sq.ft. (3,066 sq.m.)



AVAILABILITY

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

QUOTING RENT

£280,000 per annum, exclusive

EPC

EPC Rating C



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

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Date: April 2026

SUBJECT TO CONTRACT

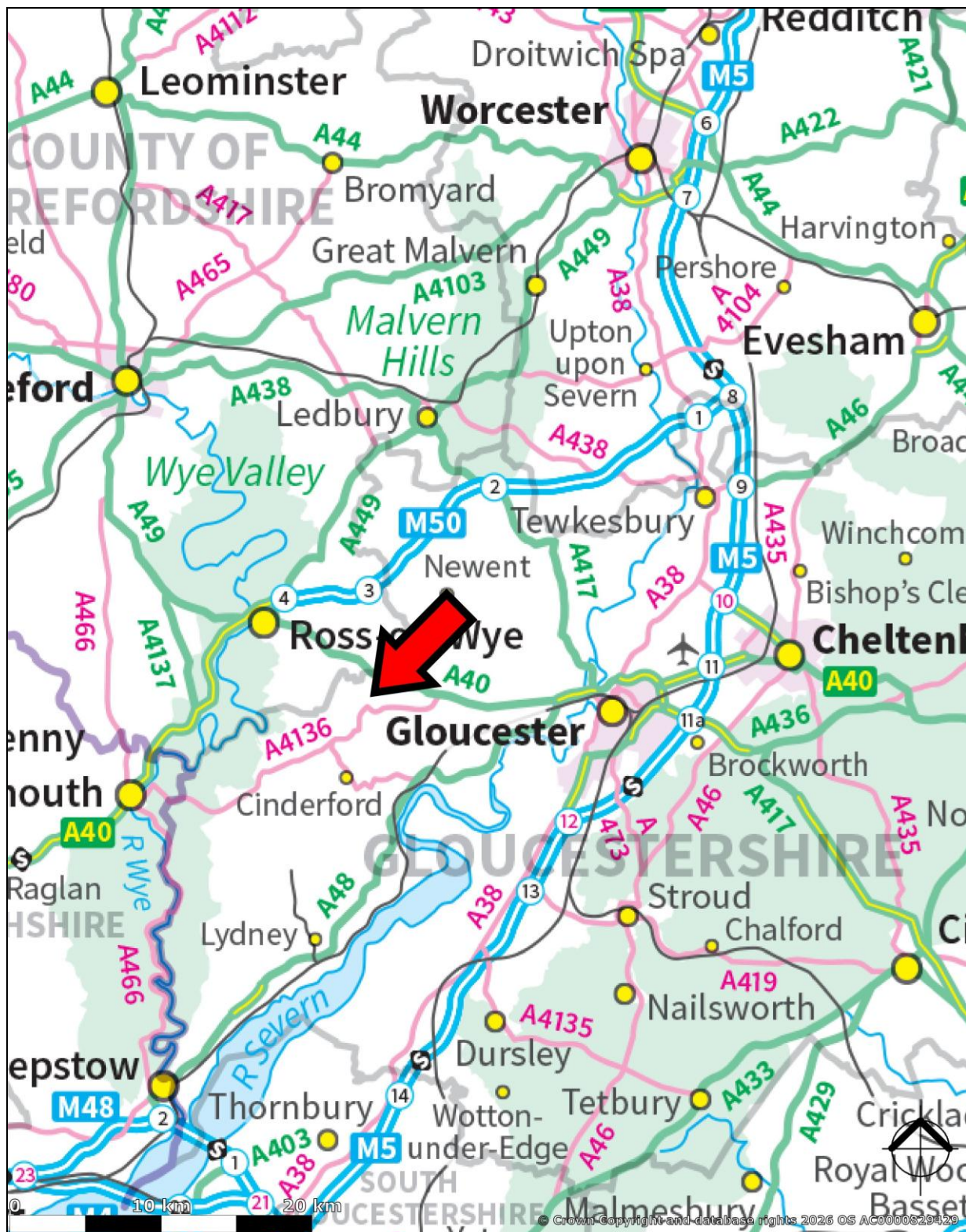












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