



TO LET

GROUND AND FIRST FLOOR INDUSTRIAL WAREHOUSE UNITS

Unit 3, Gloucester Vantage Point Business Village, Mitcheldean, Gloucester, GL17 0DD



97,511 sq.ft. – 205,343 sq.ft.

(9,059 – 19,077 sq.m.) Approx. Gross Internal Area

750KVA ELECTRIC SUPPLY PER FLOOR

LOCATED 7 MILES FROM JUNC 3 OF THE M50

ESTABLISHED BUSINESS VILLAGE

NEW LEASE AVAILABLE

ON-SITE CAFÉ, NURSERY, GYM AND BUS STOP

24/7 SECURITY

MANNED ON-SITE RECEPTION

ON SITE OFFICE ACCOMMODATION ALSO AVAILABLE

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

The property comprises a significant light industrial facility totalling 205,343 sq ft (NIA) over ground and first floors, forming part of the well-established Vantage Point Business Village. The accommodation is largely configured as expansive open-plan production and warehouse areas, featuring consistent column spacing, durable concrete flooring and ample natural light from rooflights.

Constructed using a steel portal frame, the building benefits from brick elevations with profile metal cladding above. It is well equipped for operations, offering extensive loading capabilities including multiple dock-level doors and covered loading bays.

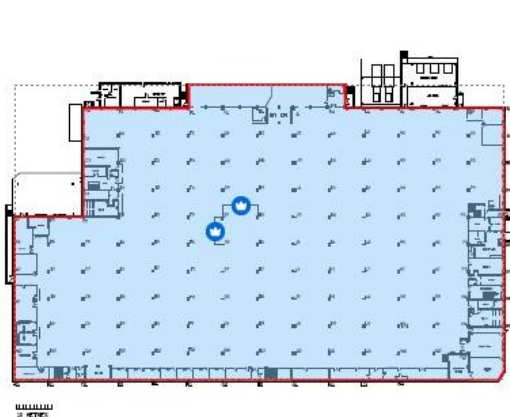
The unit provides a high degree of operational versatility, making it suitable for a wide range of occupiers, including those in light industrial, manufacturing, storage and distribution sectors. Additional office space is available within the wider estate.

Externally, the property sits within a sizeable, self-contained site incorporating generous service yards, ample circulation space and on-site parking.

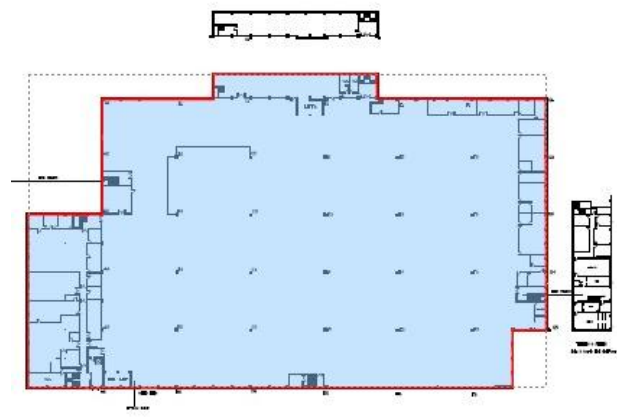
The units can be taken separately or as a whole, with each unit benefitting from its own access.

ACCOMMODATION

	SQFT	SQM
Ground Floor	107,832	10,018
First Floor	97,511	9,059
Total Gross Internal Area Approx.	205,343	19,077



10,132.71m² GIA
GROUND FLOOR



9,984.49m² GIA
FIRST FLOOR





AVAILABILITY

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

QUOTING RENT

Ground Floor £2.50 per sq ft per annum, exclusive

Upper Unit £3.50 per sq ft 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:

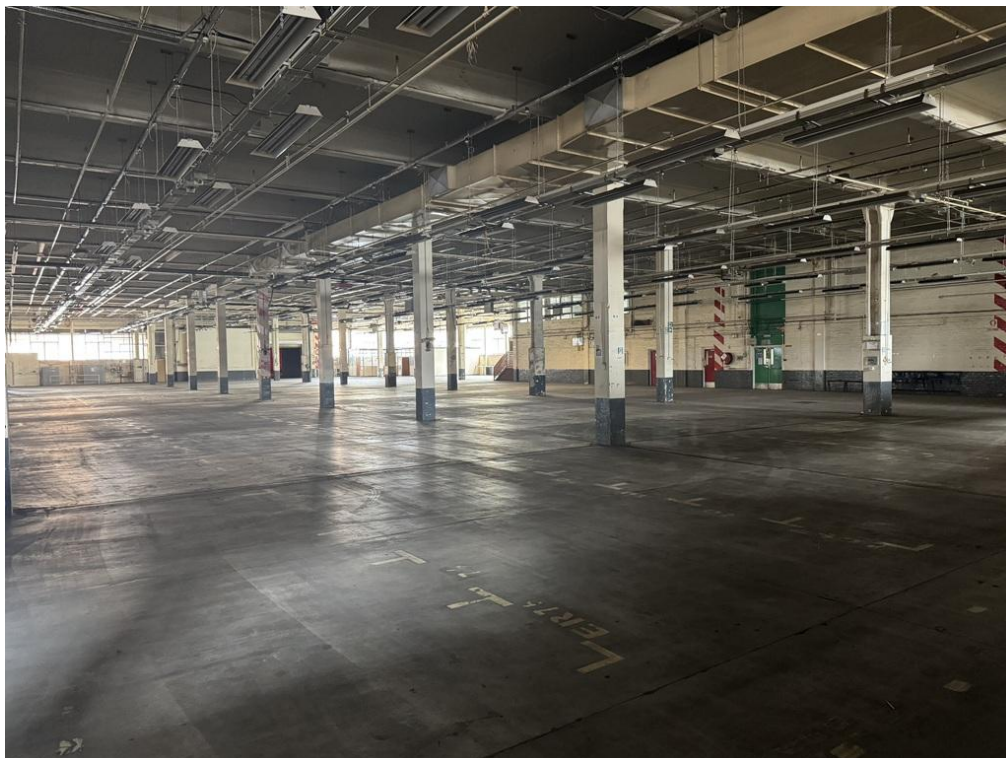
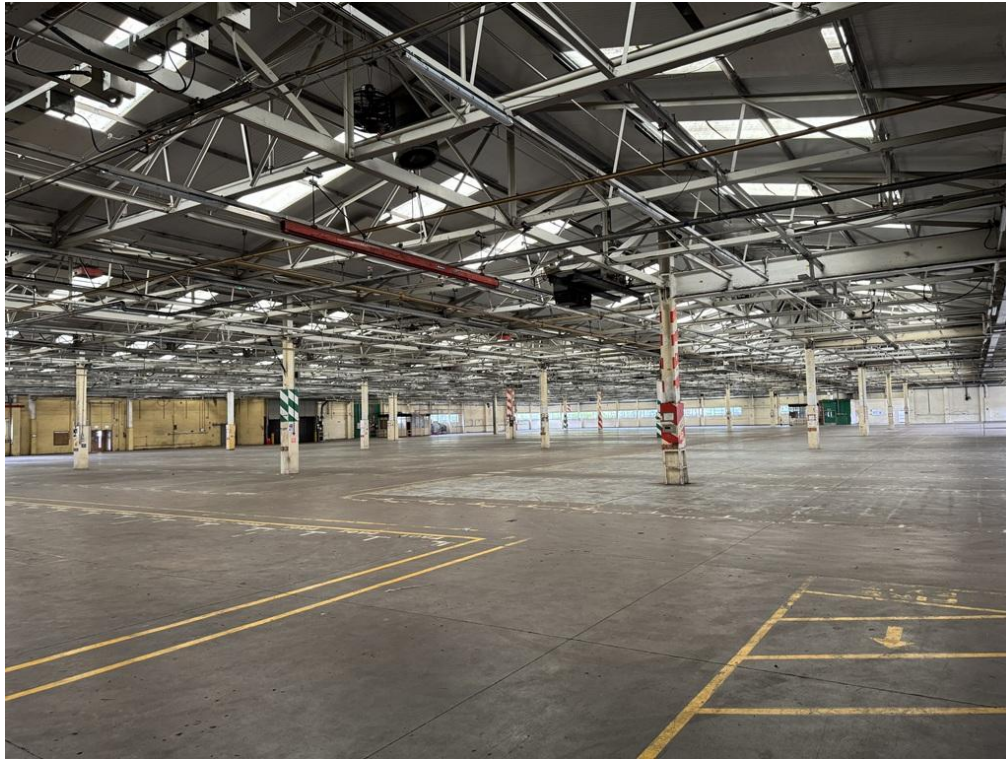
Harris Lamb

Contact: Lauren Allcoat-Hatton
Email: lauren.allcoat-hatton@harrislamb.com
Mob: 07586 632 441

Date: May 2026

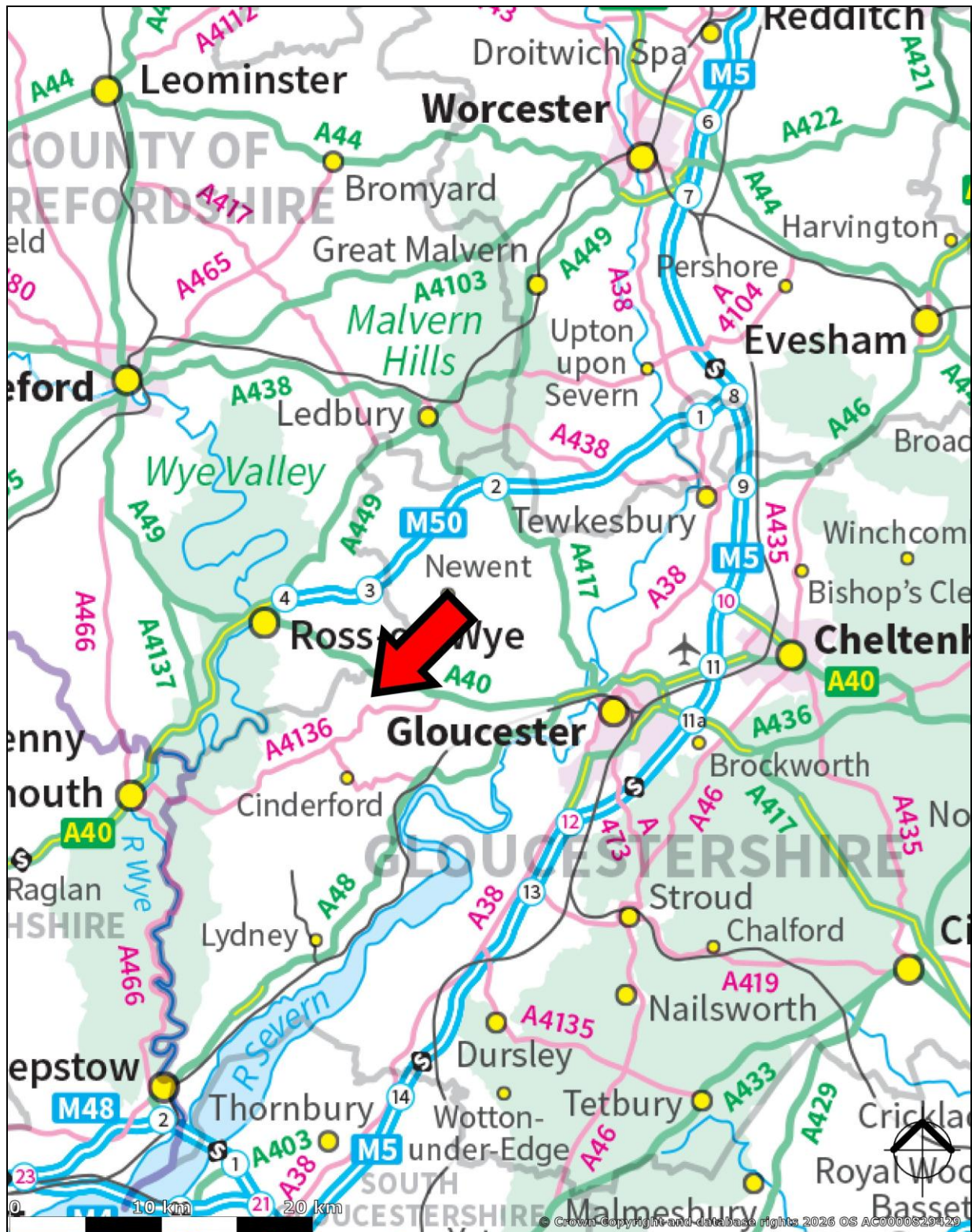
SUBJECT TO CONTRACT











Unit 4 The Triangle Wildwood Drive Worcester WR5 2QX

T 01905 22666
E info@harrislamb.com

www.harrislamb.com

Harris Lamb Limited Conditions under which Particulars are issued

Messrs. Harris Lamb Limited for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are given notice that:

(i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.

(ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them.

(iii) no person in the employment of Messrs. Harris Lamb or any joint agents has any authority to make or give any representation or warranty whatever in relation to this property.

(iv) all rentals and prices are quoted exclusive of VAT. (v) Harris Lamb is the trading name of Harris Lamb Limited.