



# TO LET

## THIRD FLOOR MODERN HIGH SPECIFICATION OFFICE ACCOMMODATION

Third Floor, Building 8, Gloucester Vantage Point Business Village,  
Mitcheldean, Gloucester, GL17 0DD



### 15,000 sq.ft.

(1,393.53 sq.m.) Approx. Net Internal Area

OPEN PLAN OFFICE ACCOMMODATION

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**

The office accommodation is situated on the third floor and comprises a spacious open-plan working area, complemented by several partitioned private offices/meeting rooms and staff kitchen. The suite is finished to a high specification, featuring carpeted flooring, suspended ceilings, double-glazed windows, modern LED lighting, and zoned air conditioning throughout.

The space is currently fitted with office furniture, which can either be retained by an incoming occupier or removed to meet specific requirements.

Additional benefits include lift access, shared WC facilities, and ample on-site parking.

Occupiers will also have access to excellent ancillary amenities, including an on-site gym and café.

#### **ACCOMMODATION**

Third Floor 15,000 sqft (1,393.53 sqm)\*

\*A further 15,000 sqft of space is also available to the second floor if required.



#### **AVAILABILITY**

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

#### **QUOTING RENT**

£9.00 per sqft, per annum, exclusive.

Service Charge, Estate Charge and Insurance charged separately.



**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  
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Mob: 07586 632 441

Date: May 2026

**SUBJECT TO CONTRACT**











