



# TO LET

## SECURE HARDSTANDING OPEN STORAGE YARD

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



## 1.43 ACRES

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





#### **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**

1.43 acre secure hardstanding open storage land suitable for industrial and logistics purposes.

#### **ACCOMMODATION**

North Yard 33,400 sq ft or 0.77 acres

Middle Yard 14,972 sq ft (0.34 acres)

South Yard 13,950 sq ft (0.32 acres)

**Total size available 62,322 sq ft (1.43 acres)**

The yards are available as a whole or can be split, with the Middle Yard being taken with either the North or South Yard dependent on requirements.

#### **AVAILABILITY**

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

#### **QUOTING RENT**

£1.50 per sqft, per annum, exclusive.





**BUSINESS RATES**

Rateable Value: Please ask the agent for more information.

**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:

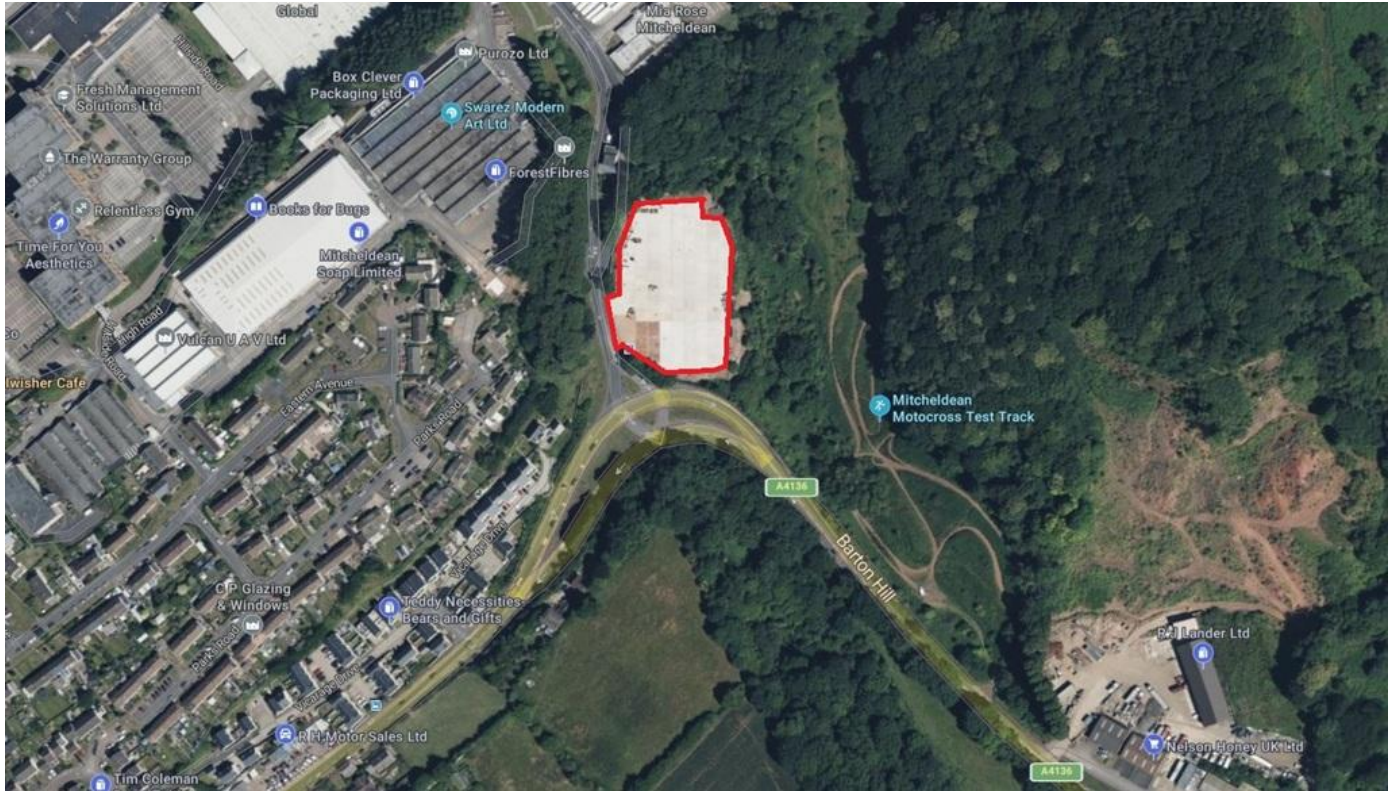
Harris Lamb

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Date: May 2026

**SUBJECT TO CONTRACT**





RED LINE FOR INDICATIVE PURPOSES ONLY





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