



TO LET

SERVICED OFFICE SUITE

Office 73, Gloucester Vantage Point Business Village,
Mitcheldean, Gloucester, GL17 0DD



800 – 1,600 sq.ft.

(74,3 - 148.64 sq.m.) Approx. Net Internal Area

SERVICED OFFICE SUITE

PRIVATE DIRECTORS OFFICE PLUS A FURTHER MEETING ROOM

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

This spacious, fully serviced office suite offers accommodation for up to eight people, together with a separate private director's office, providing an ideal environment for team management and business growth.

Designed to allow occupiers to focus on their core operations, the suite benefits from an all-inclusive package with utilities, cleaning services and complimentary Wi-Fi provided. Dedicated high-speed internet connectivity of up to 300MB and direct-dial telephony services are also available.

Occupiers have access to a range of shared facilities, including stylish breakout areas, fitted kitchens and modern WC amenities. A fully staffed reception provides a professional first impression, alongside postal handling services, with complimentary tea and coffee available for occupiers and visitors.

The Forest of Dean offers an established labour market, supporting recruitment needs and benefiting from strong employee retention rates. Excellent accessibility is provided via local bus services, while ample free on-site parking offers added convenience for both staff and visitors.

ACCOMMODATION

800 – 1,600 sqft (74.3 - 148.64 sqm) approx. Net Internal Area

AVAILABILITY

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

QUOTING RENT

On application.

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

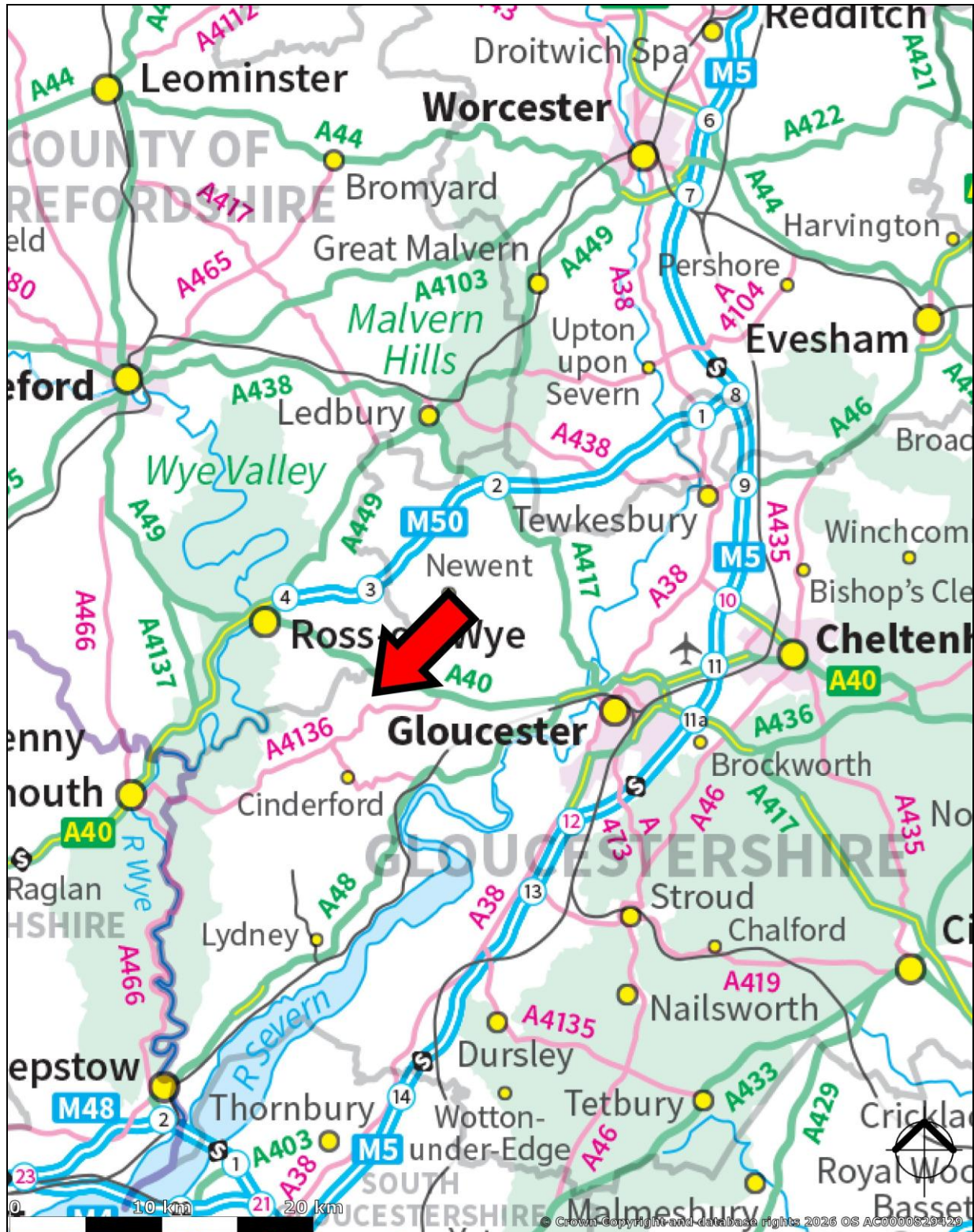
Date: July 2026

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:

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(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.

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