



TO LET

WORKSHOP/STORAGE UNITS

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



2,700 – 5,600 sq.ft.

(257.34 – 520.25 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

Vantage Point offers a range of workshop and industrial units suitable for manufacturing, storage, assembly and trade occupiers. The available units benefit from roller shutter loading access, three-phase power supplies and ancillary office/staff welfare facilities, providing flexible accommodation from approximately 2,770 sq ft to 5,600 sqft.

B6 Annex - 2,770 sqft

A well-presented workshop unit offering a practical mix of warehouse and office accommodation. The unit benefits from a roller shutter loading door, three-phase power, two offices, a staff break room, kitchen facilities and WC accommodation, making it suitable for a variety of industrial, trade counter or light manufacturing uses. (Available with approximately 2 months' lead time).

B6 GF C - 3,230 sqft

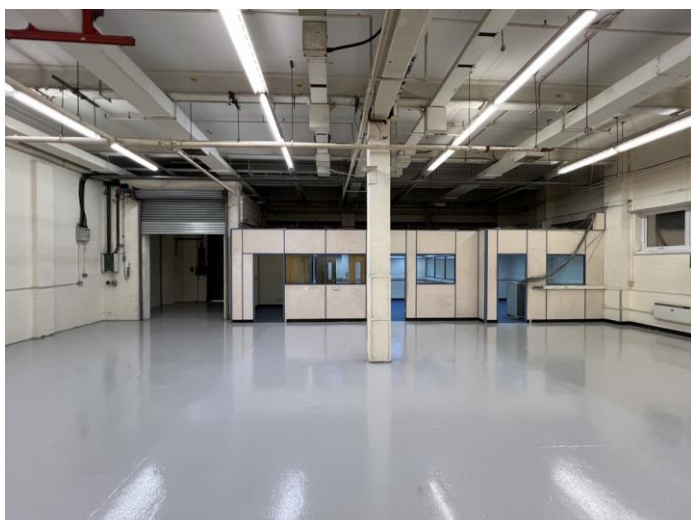
Versatile industrial/workshop accommodation providing open-plan space with roller shutter access and three-phase power. The unit also benefits from WC facilities and is well suited to storage, workshop, production or trade occupiers seeking readily available accommodation.

B12 GF C2 - 4,800 sqft

A substantial workshop and industrial unit with roller shutter loading access and three-phase electricity supply. The property benefits from dedicated kitchen and WC facilities, providing a practical working environment for a range of manufacturing, warehouse and business uses. Available for immediate occupation.

B13 GF C - 5,600 sqft

A spacious industrial/workshop unit extending to approximately 5,600 sqft. The accommodation includes roller shutter access, three-phase power, a staff break room, kitchen and WC facilities. The generous floor area and range of ancillary accommodation make the unit ideal for production, storage and distribution occupiers. (Available with approximately 2 months' lead time).





ACCOMMODATION

Unit	Sq.ft.	Sq.m.
B6 (Annex)	2,770	257.34
B6 (GF C)	3,230	300.07
B12 (GF C2)	4,800	445.93
B13 (GF C)	5,600	520.25

AVAILABILITY

The workshops are available on new business leases on terms to be agreed.

QUOTING RENT

On application from the Agent.



EPC

EPC Ratings – To be confirmed.

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.

ANTI MONEY LAUNDERING

The Anti Money Laundering regulations require identification checks are undertaken for all parties leasing property. Before a business relationship can be formed we will request proof of identification for the leasing entity.

VIEWING

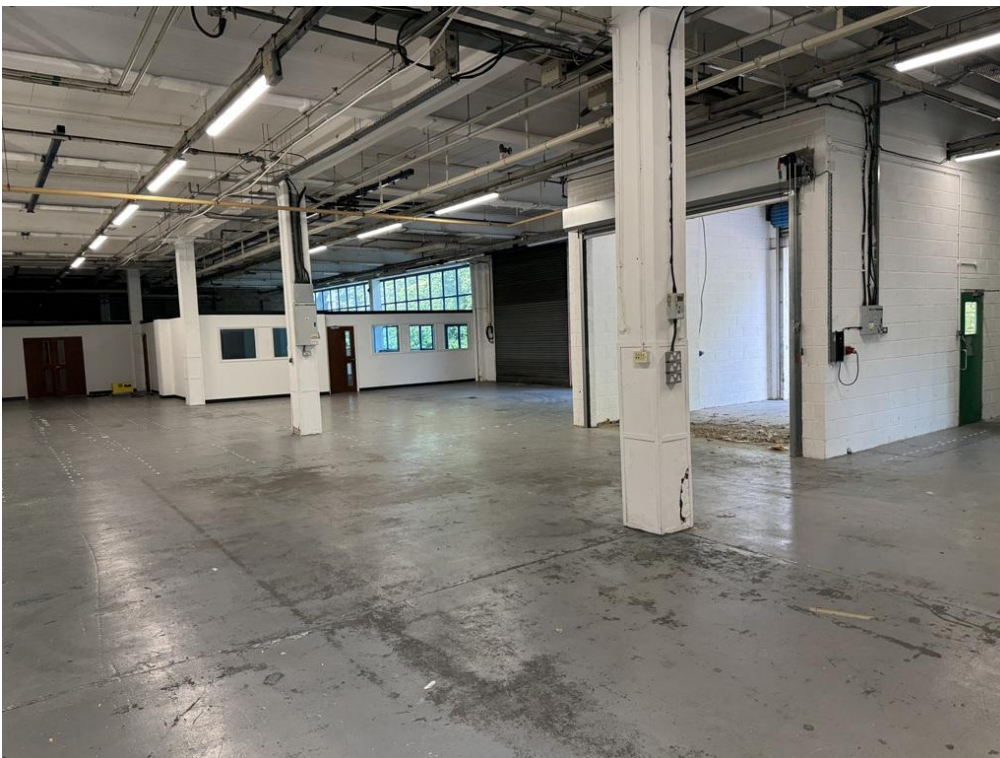
Strictly by way of the letting agents:

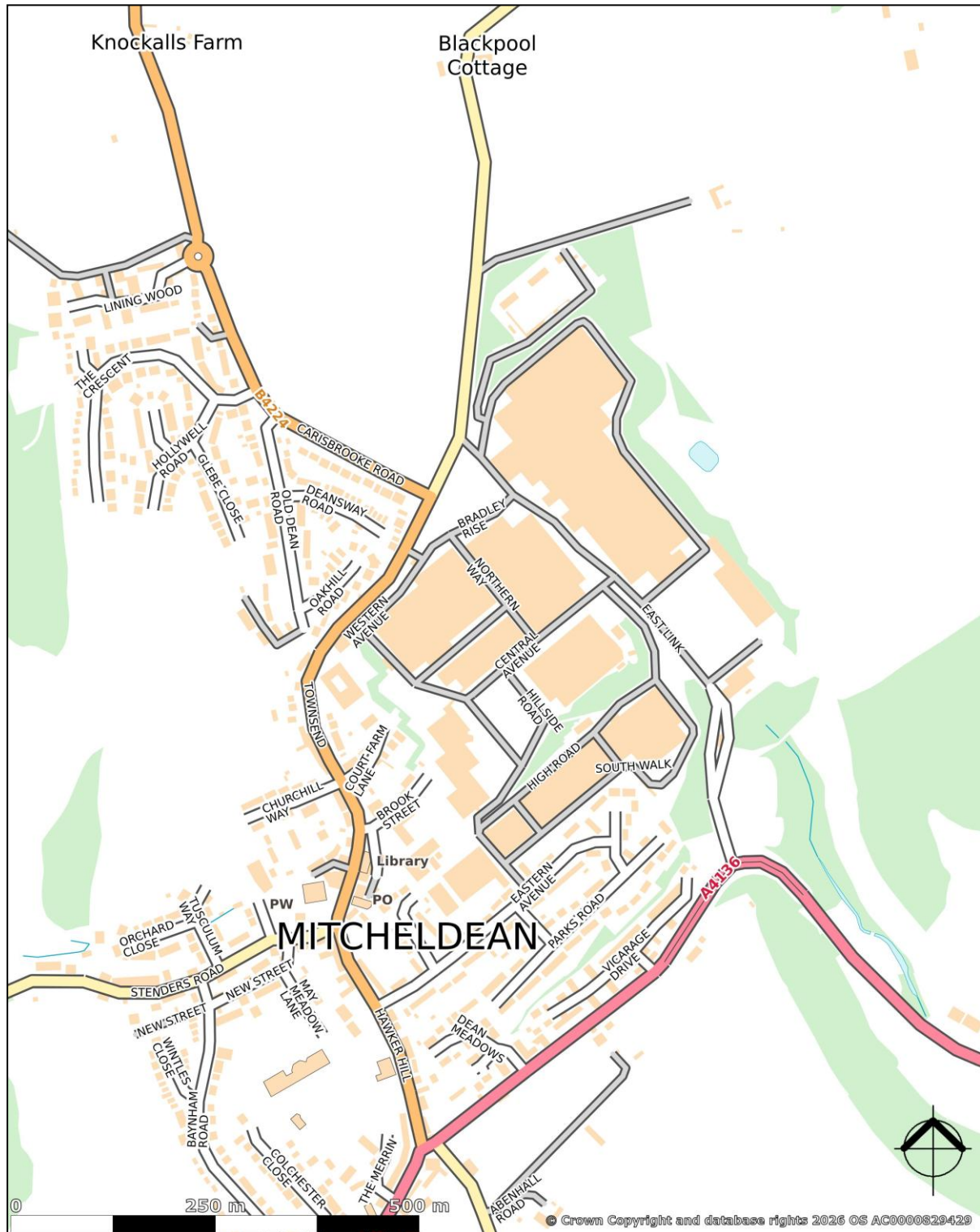
Harris Lamb

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Date: August 2026

SUBJECT TO CONTRACT







www.harrislamb.com

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