

TO LET

82,500 sq.ft / 7,664 sq.m

Well located warehouse space with high specification offices

**Building 4,
Vantage Point Business Village,
Mitcheldean,
Gloucestershire,
GL17 0DD**



SUMMARY

- Substantial detached warehouse located on an established business park.
- The property is located on Vantage Point Business Park, surrounding occupiers include CDS Retail (The Range) and BRG Technologies.
- 82,500 sq. ft available by way of a new lease, terms to be agreed.
- High quality office space at the front of the property.
- Quoting rent available upon application.
- For more information, please contact:
Ben Bolton (ben.bolton@coark.com)
Max Wood (max.wood@coark.com)



LOCATION

The property is prominently located in Vantage Point Business Village, an established commercial trade location, in Mitcheldean Gloucestershire.

Surrounding occupiers include CDS Retail (The Range), BRG Technologies and Eaton Security.

Vantage Point Business Village is prominently located to major transport routes, approximately 2 hours from London via the M5 & M4 and 90 minutes from other key commercial locations such as Bristol, Cardiff and Birmingham. The property is conveniently located 13 miles to the west of Gloucester providing excellent access to the M5 via the A40.

DESCRIPTION

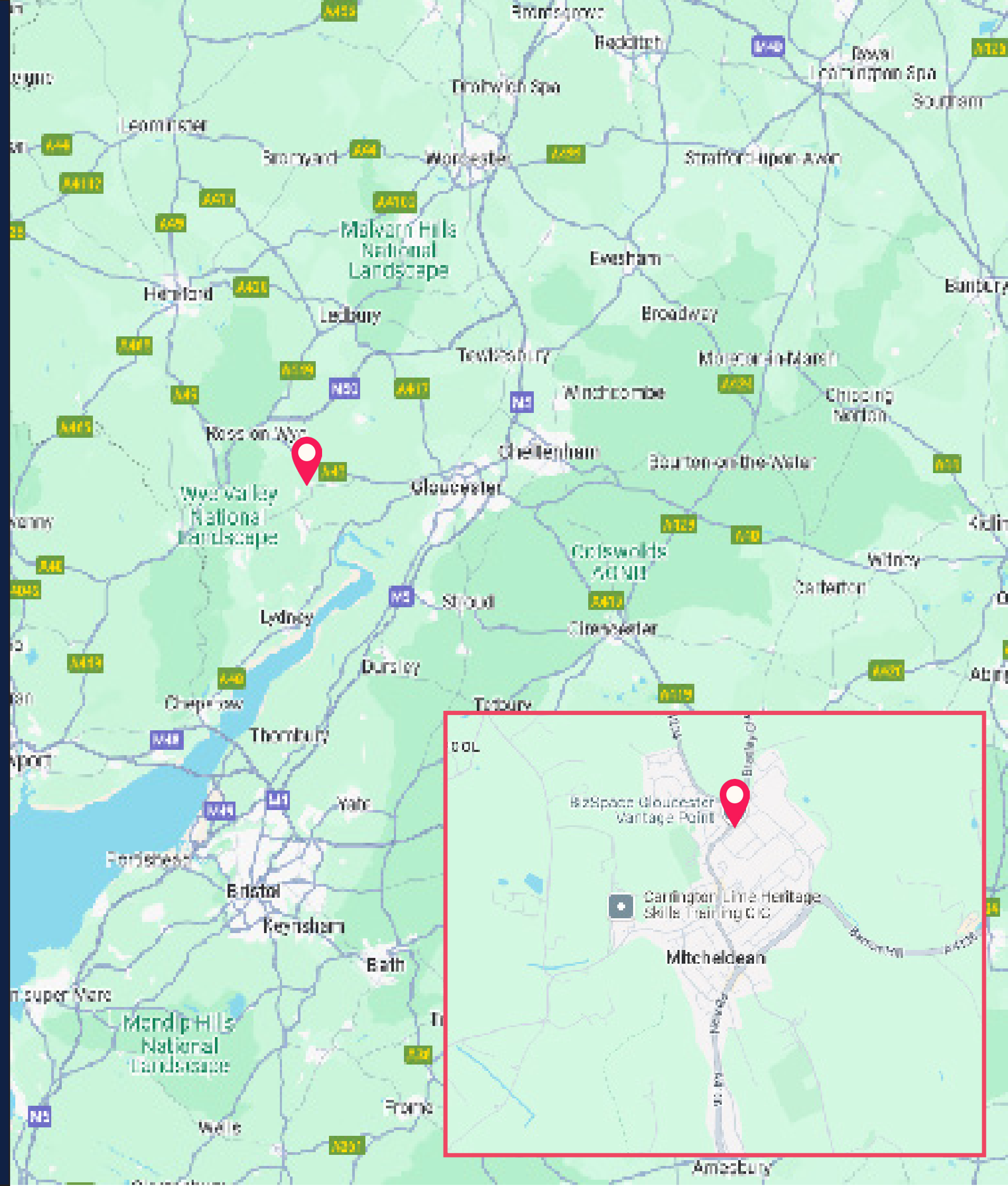
Building 4 comprises a substantial detached, steel truss warehouse unit with insulated steel sheeting clad on all elevations.

The front of the property benefits from a glazed pedestrian entrance into the office space, with aluminium powder coated windows providing excellent natural light into the office space.

The property is accessed from the front and rear of the property via two roller shutter doors, with two loading docks on either side of the unit.

Internally, the property benefits from a large manufacturing and warehouse space with clear workable height of 5.2 metres. The property further benefits from sufficient office space and welfare facilities.

Vantage Point Business Village has a high level of security, with on site staff 24/7. Other facilities include a restaurant, coffee shop, conference centre and training centre.



DETAILS

SUMMARY

Available Size	82,500 sq.ft
Tenure	Leasehold
Rateable Value	To be assessed
Rates Payable	To be assessed
EPC Rating	B-38

TERMS

The property is available by way of a new lease, terms to be agreed.

RENT

Quoting rent is available upon application.

SERVICES

All main services including 3 phase electricity and gas are connected to the building.

ACCOMMODATION

Total Area	Sq.m	Sq.ft
	7,664	82,500
Incorporating		
Warehouse	6,573	70,757
Office Space	912	9,824
External Stores	177	1,908



VAT

All figures given exclusively of VAT.

LEGAL COSTS

All parties to be responsible for their own costs.

ANTI-MONEY LAUNDERING

As part of our obligations under the UK Money Laundering Regulations 2017, Cooke & Arkwright will require any purchaser to provide proof of identity along with any other required documents.

VIEWINGS

Strictly by appointment via sole agent Cooke and Arkwright.

CONTACT



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