



Building 4

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

**The property benefits from
the following specification:**

82,432 sq ft
(7,658.18 sq m)

- 2800 KVA Power
- 70,757 sq ft production space with 9,800 sq ft of office accommodation
- Reception Area
- Staff Canteen
- Dedicated Yard Area

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Summary

Available Size	82,432 sq ft
Rent	Rent on application
EPC Rating	B

Description

Unit 4 comprises a substantial multi-bay warehouse with integrated two-storey office accommodation, offering flexible industrial and business space. The property benefits from front-facing parking, a dedicated service yard and excellent loading provision via two full-height roller shutter doors and two additional side-loading access points. A separate personnel entrance serves the reception area.

The warehouse is of blockwork and clad construction with a concrete floor, profile-clad roof with translucent rooflights, gas supply, LED lighting and three-phase power. The internal working height is approximately 4.2 metres. An external store extending to approximately 1,375 sq ft is also provided, while existing craneage may be available subject to separate agreement.

The office accommodation comprises a mix of open-plan offices, meeting rooms and storage space arranged over ground and first floors, finished to a good standard with carpeted floors, suspended ceilings, double glazing and modern lighting. Staff amenities include a canteen, WCs on both floors and a passenger lift.

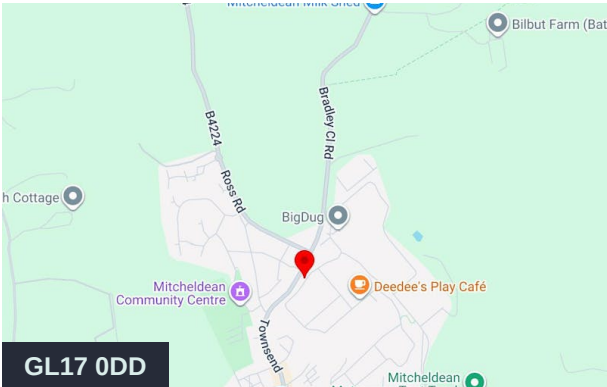
Location

Located in Mitcheldean, Gloucestershire, Gloucester Vantage Point Business Village comprises a mature 67-acre business estate on the western edge of the Forest of Dean. The property benefits from excellent connectivity, with Junction 3 of the M50 approximately 7 miles to the north and Junctions 11 and 11A of the M5 around 15.7 miles to the east. The estate is occupied by over 100 businesses spanning office, studio and industrial sectors, creating a vibrant commercial environment supported by an experienced local labour pool.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Building - 4	82,432	7,658.18	Available
Total	82,432	7,658.18	



Viewing & Further Information



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