



Building 66

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

The property benefits from the following:

33,000 sq ft
(3,065.80 sq m)

- Modern Industrial Unit
- Three Phase Electricity
- LED Lighting
- 6m Eaves

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Summary

Available Size	33,000 sq ft
Rent	£8.50 per sq ft
EPC Rating	C

Description

Unit 66 offers modern warehouse accommodation with high-quality office space, providing a versatile solution for a wide range of occupiers.

Externally, the property benefits from dedicated front parking and a secure yard area, supporting efficient servicing and operational use. Access to the warehouse is available through two roller shutter loading doors, while a separate pedestrian entrance provides direct access to the office accommodation.

The warehouse is constructed with a concrete floor, metal-clad elevations and a clad roof incorporating translucent rooflights. The specification includes gas, three-phase electricity and LED lighting, together with an impressive internal height of approximately 6 metres to the eaves and 7 metres to the apex.

The office accommodation is arranged over two floors and comprises a combination of open-plan workspace, meeting rooms and ancillary storage. The offices are fitted to a good standard, featuring suspended ceilings, carpeted flooring, double-glazed windows and LED lighting throughout.

Occupiers also benefit from staff welfare facilities including a kitchenette, WC facilities at both levels and passenger lift access.

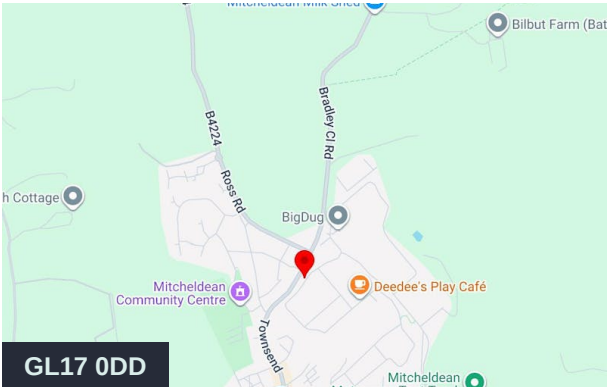
Location

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
Unit - 66	33,000	3,065.80	Available
Total	33,000	3,065.80	



Viewing & Further Information



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