



## **The Sycamore Building**

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

# **BizSpace Gloucester**

## **Vantage Point is a thriving business community ideally located on the edge of The Forest of Dean**

**97,511 to 205,343 sq ft**  
(9,059.07 to 19,076.99 sq m)

- 750kva electric supply per floor
- Located 7 miles from Junction 3 of the M50
- Ground floor roller shutter doors (5.3m x 4.8m)
- Eaves from 4.5m - 6.5m
- Loadings bays and dock level access
- On site coffee shop / On site Nursery
- HSIA Fibre connectivity
- Onsite security - ANPR entry barriers

# The Sycamore Building, Vantage Point Business Village, Mitcheldean, Gloucester, GL17 0DD

## Summary

|                |                         |
|----------------|-------------------------|
| Available Size | 97,511 to 205,343 sq ft |
| Rent           | Rent on application     |
| EPC Rating     | C (72)                  |

## Description

The property comprises a prominent light industrial facility extending to 205,343 sq ft (NIA), arranged over ground and first floors within Vantage Point Business Village. The accommodation is largely open-plan in nature, providing extensive production and warehouse space with regular structural spans, concrete flooring and good natural illumination from rooflights throughout.

The building is constructed around a steel portal frame with brick and profile metal-clad elevations and benefits from substantial loading infrastructure, including multiple dock levellers and covered loading facilities. The specification and layout lend themselves to a broad range of industrial, manufacturing, storage and distribution uses.

Externally, the property benefits from a large self-contained site with extensive servicing, generous yard areas and on-site car parking.

The accommodation is available either as a whole or in separate units, each with its own dedicated access arrangements.

## 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 - 3/1 | 107,832 | 10,017.92 | Available    |
| Building - 3/2 | 97,511  | 9,059.07  | Available    |
| Total          | 205,343 | 19,076.99 |              |



## Viewing & Further Information



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