

# TO LET

**Warehouse/Industrial Unit - 2,000 sq ft (185.08 sq m)**



24 hour on site security

Car parking

Flexible leases

Large goods lift

Available Now

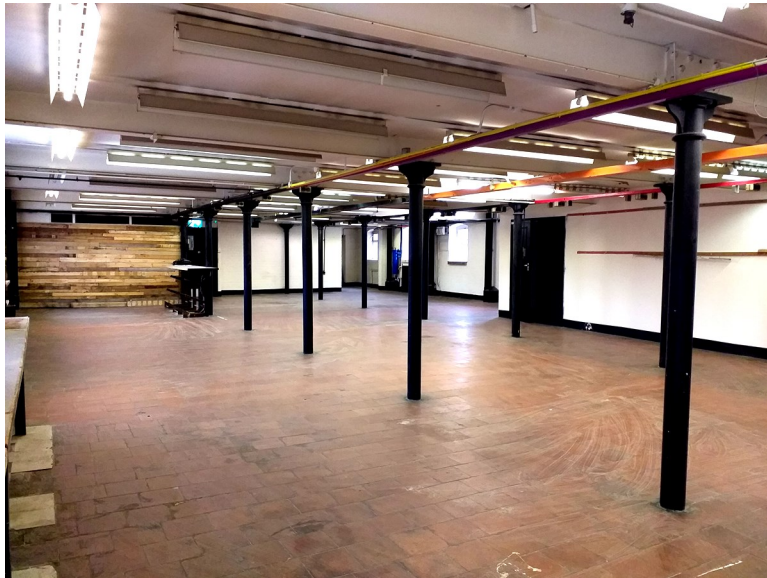
**The Mews, Vantage Point Business Village, Mitcheldean, Gloucestershire, GL17 0DD**

**01452 380064**

## LOCATION

Vantage Point is a 67 Acre Site situated on the edge of the Forest of Dean. The site offers a variety of industrial accommodation totalling 1 million sq ft, along with an additional 200,000 sq ft of commercial office accommodation.

Situated on a designated Primary Lorry Route on the North Eastern edge of the Forest of Dean, it is within easy reach of the M4, M48, M5 and M50 motorways making it well placed for both national and international markets.



## DESCRIPTION

2nd floor light industrial unit located within The Mews quarter of Vantage Point Business Village.

The accommodation comprises of predominantly open plan areas with steel pillars located at intervals throughout.

The property benefits from a works office with a kitchen/welfare room and W.C.

There is an operational goods lift directly off the unit.

# KEY INFORMATION

## Services

Mains water and electricity are connected to the property.

***NOTE: None of the services have been tested by Kurt Wyman Surveyors.***

## EPC Rating

The property has an EPC rating of C-72.

## Business Rates

To be confirmed.

## Service Charge

A service charge is applicable and incorporates estates, service and insurance costs.

## Quoting Terms

The property is to be let for a term of years to be agreed, on what are effectively Internal Repairing and Insuring Lease Terms.

## Quoting Rental

£12,000 per annum exclusive to be paid in advance.

## Legal Costs

Each party will be responsible for their own legal fees involved in the transaction.

## VAT

All prices are quoted exclusive of VAT.





**All viewings by prior appointment with  
Kurt Wyman Surveyors:**

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**Email: [info@kurtwymansurveyors.co.uk](mailto:info@kurtwymansurveyors.co.uk)**

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