

To Let

Offices, Mitcheldean

5,000 sq ft (464.52 sq m) - 32,000 sq ft (2,972.9 sq m)



Building 9, Vantage Point Business Village, Mitcheldean, Gloucestershire, GL17 0DD

- 24 hour on site security
- High speed fibre connection
- Car parking
- Flexible leases
- Excellent on site facilities

01452 380064

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www.kurtwymansurveyors.co.uk

Location

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

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

Vantage Point Business Village is a thriving and well established business park situated in the Forest of Dean. Buildings 7, 8 & 9 form the main office complex on the site. Current tenants include, amongst others, The Warranty Group, Two Rivers Housing and Exploration Logistics. Units vary in size from 5,000 sq ft to 32,000 sq ft and provide a fantastic opportunity to be refurbished to a very high standard. Multiple windows offer good natural light and large open plan floor plates allow for flexible office environments.

Consideration will be given to divide floors to provide smaller suites if required .

- Refurbishment Opportunity
- On-site restaurant
- Suitable for storage and office use
- Fully secured site with 24 hour on site security and CCTV cover
- Car parking
- High Speed 100 MB Broadband connection

Services

All mains services are connected, cooling/heating cassettes fitted throughout.

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

Business Rates

Further details to be provided by the marketing agents

Rental

£10 .00 psf

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.

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
01452 380064
info@kurtwymansurveyors.co.uk**

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