

# TO LET

## INDUSTRIAL/ PRODUCTION UNIT

**82,500 SQ FT (7,664 SQ M)**

**(PRELIMINARY DETAILS)**

**Kurt  
Wymman**  
Surveyors & Property Agents



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

**Popular Business Park | High Specification Building | Generous Parking | Substantial Power Supply**





# DESCRIPTION

- Detached industrial/ manufacturing facility of steel frame construction with insulated cladding to the elevations under a pitched, profiled and insulated roof.
- Modern two storey high specification offices
- The building benefits from a 96 seater staff restaurant
- 5.2m eaves height
- Generous parking

# LOCATION

Vantage Point is a 67 Acre Business Park situated on the edge of the Forest of Dean in Gloucestershire.

The site totals approximately 1 million sq ft of commercial/industrial units and approximately 200,000 sq ft of 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.

Vantage Point is home to both international, national and local companies including The Range, Big Dug, Blade Rooms, The Warranty Group and Simplicity.

On site services include a gym, children's day nursery and recently opened Growth Hub.

# FLOOR SCHEDULE

	Sq ft	Sq m
Warehouse	70,800	6,577
Offices	9,800	910
Ancillary	1,900	176
<b>Total</b>	<b>82,500</b>	<b>7,664</b>





## KEY INFORMATION

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### SERVICES

Mains water, drainage and a 2,800 kva electrical supply are connected to the property.

An electrically operated heating/cooling temperature controlled system is installed within the production area and heating/comfort cooling cassettes are installed to the offices.

LED lighting and a sprinkler system are installed in the Production area.

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

### EPC

TBC

### RATING

The property forms part of a larger assessment. Further details to be provided by the marketing agents.

### QUOTING TERMS

The property is available by way of a new Full Repairing And Insuring lease for a negotiable term of years.

### QUOTING RENTAL

On application to the marketing agents.

### 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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