



Indicative image for illustrative purposes only

BIRCH 9

Vantage Point Business Village
Mitcheldean Gloucestershire GL17 0DD

High Quality Offices To Let
5,000 sq ft (464.52 sq m) – 32,000 sq ft (2,972.9 sq m)

LOCATION

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

Located off the A4136 at Mitcheldean, the business park is within easy reach of the M4, M48, M5 and M50 Motorways providing convenient access to both local and national routes.

FIND YOUR FREEDOM

The Forest of Dean and Wye Valley make the perfect place to locate your business. From ancient woodlands and meandering rivers steeped in a rich industrial history, the area offers a fantastic opportunity to create a great work/life balance.

The area is popular with walkers, water sport enthusiasts and has a national reputation for its cycle trails.





VANTAGE POINT BUSINESS VILLAGE

Originally the UK headquarters of Rank Xerox, the site is now established as the premier business park in the area providing over 1 million sq ft of office and industrial accommodation. Vantage Point boasts an impressive range of on site facilities including:

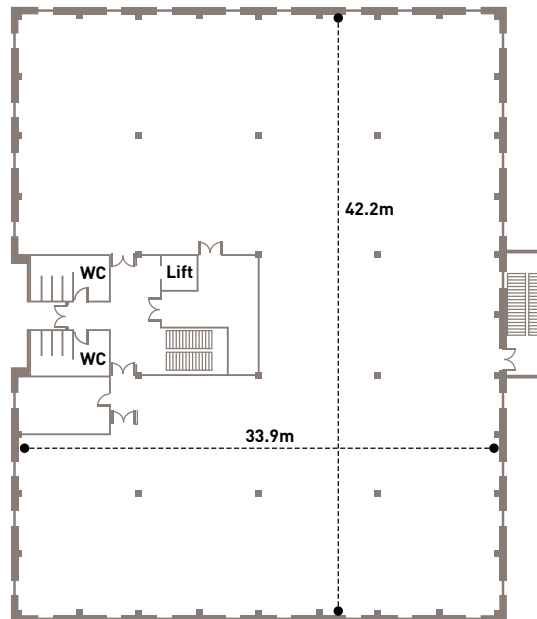
- ▶ Gymnasium
- ▶ Children's Day Nursery
- ▶ Restaurant/Café
- ▶ Growth Hub
- ▶ Secure site with 24 Hour on site Security & CCTV
- ▶ Car Parking
- ▶ High Speed 100MB Broadband Connection.

BIRCH 9

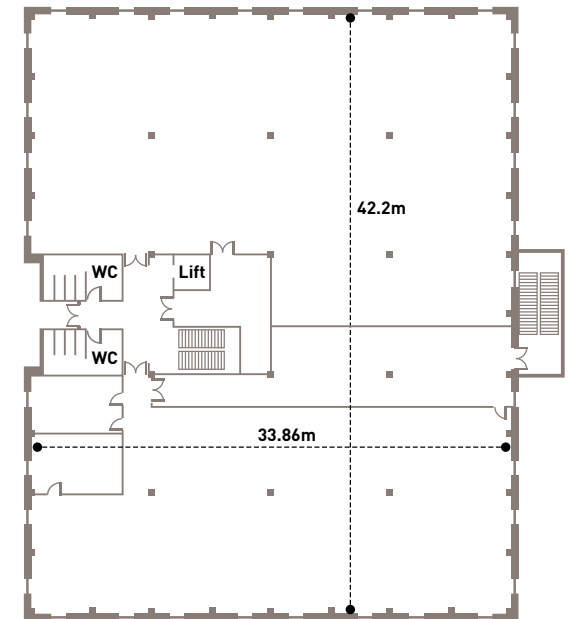
Two floors of open plan office accommodation to be extensively refurbished to a high standard.

The accommodation benefits from a personal lift and multiple windows to the elevations providing a good level of natural light.

Suites available from 5,000 sq ft (464 sq m) and up to 32,000 sq ft (2,972.9 sq m) in size.



Floor 3



Floor 4



KEY INFO

All mains services are connected to the property.

BUSINESS RATES

Vantage Point Business Village has a single assessment on the whole site. Further details for Birch 9 to be provided by the marketing agents.

RENTAL

Further details available on request to the marketing agents.





QUOTING TERMS

The offices to be let by way of internal repairing and insuring leases with a service charge to cover the upkeep and maintenance of the common parts of the site and building.
Consideration will be given to short term/flexible arrangements.

LEGAL COSTS

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

VAT

All prices are quoted exclusive of VAT liability.





**ALL VIEWINGS
BY PRIOR
APPOINTMENT WITH**

Kurt Wyman Surveyors
01452 380064
info@kurtwymansurveyors.co.uk

These marketing particulars are intended as a guide to assist intended purchasers or lessees and do not constitute an offer or contract. All descriptions, references to floor areas, dimensions and condition are given without responsibility and should not be relied upon as statements of facts. Any reference to the use, occupation of the property or any extension or alteration does not imply that necessary statutory planning consents have been obtained and it is the responsibility of the intended buyer or tenant to make their own enquiries in this regard. Any purchaser or tenant must satisfy themselves as to the correctness of the information provided by Kurt Wyman Surveyors and Property Agents. No member of Kurt Wyman Surveyors and Property Agents has any authority to make any representation or warranty in relation to the property.