

TO LET

GROUND FLOOR OFFICE/STORAGE FACILITY

13,467 SQ FT (1,251 SQ M)



Building 12, Ground Floor Unit A, Vantage Point Business Village, Mitcheldean, GL17 0DD
Excellent On Site Facilities | 24 Hour On Site Security | Car Parking



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

The property comprises the ground floor of a two storey office building.

The features include:

- Open plan office/storage facility
- Air conditioning units installed providing both heating and cooling.
- Vehicular/loading access via a roller shutter loading door
- Exclusive WC and kitchen facilities
- Secure building with proxy card access
- On site restaurant
- Ample car parking

FLOOR AREAS

The accommodation has a floor area of approximately 13,467 Sq ft (1,251 Sq m) measured on a Gross Internal Floor Area basis (GIA).



KEY INFORMATION

SERVICES

Mains electric, water and drainage are connected to the property.

Cooling/heating air conditioning units installed throughout.

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

EPC

The property has an EPC rating of D-94.

RATING

The unit to be reassessed for Business Rates purposes on occupation.

QUOTING TERMS

The unit is available by way of a short term sub lease on an effectively Full Repairing and Insuring lease terms via service charge until August 2026

Alternatively, consideration may be given to a new lease. Further details available from the letting agents.

QUOTING RENTAL

£67,174.12 per annum exclusive.

SERVICE CHARGE

A charge is made to cover the upkeep and maintenance of the common parts of the estate and the building.

LEGAL COSTS

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

VAT

All figures are quoted exclusive of VAT.



**Kurt
Wyman**
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