



84,811 sq ft (7,879.2 sq m)

# UNIT 4

Vantage Point Business Village  
Mitcheldean, Gloucestershire, GL17 0DD

# PROPERTY HIGHLIGHTS

5.2m Clear Internal Height	Climate Controlled Lab Units	High Spec. Office Accommodation
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## Property Description

Building 4 is a detached and substantial industrial/warehouse unit of steel truss frame construction built to a high specification. The building comprises high quality ESD materials throughout having been previously been used for the assembly of electrical mechanical and electronic devices. There are ten self-contained areas, including a laboratory complete with temperature and humidity control, offering first class facilities for quality assurance and R&D.

96 Seat Self-contained Restaurant	<b>Accommodation</b>	<b>Sq Ft</b>	<b>Sq M</b>
	<b>Warehouse</b>	73,111	6,792.2
	<b>Offices</b>	9,800	910.5
	<b>Ancillary</b>	1,900	176.5
	<b>Total</b>	84,811	7,879.2





## LOCATION

Vantage Point is 13 miles from Gloucester, 20 minutes drive from the M5 motorway, and close to Hereford, Cheltenham, Monmouth and South Wales.

Communication links are excellent with easy additional access to the M4/M48/M42 and M50 motorways which provide great regional connectivity.

## DISTANCES

Bristol	46 miles
Cardiff	55 miles
Birmingham	63 miles
London	112 miles





# **BizSpace**

## **Welcome to Vantage Point**

### **TENURE**

The property is available by way of a new lease, subject to terms.

### **RENT**

Available upon application.

### **RATEABLE VALUE**

We advise you make your own enquiries with the local authority.

### **EPC**

B 38 – Valid until 4<sup>th</sup> October 2033.

### **VAT**

All figures quoted are exclusive of VAT which will be charged at the appropriate rate.

### **PLANNING**

We advise all interested parties make their own enquiries with the local council.

### **SERVICES**

We understand that services are provided to the property, including mains water, drainage and three phase electricity. Interested parties are advised to make their own enquiries to establish their suitability and capacity.

### **ANIT-MONEY LAUNDERING REGULATIONS**

In order to discharge its legal obligations, including under applicable anti-money laundering regulations, C&W will require certain information of the successful bidder. In submitting a bid, you agree to provide such information when Heads of Terms are agreed.



## CONTACT

HENRY DE TEISSIER

Partner

07860 821 345

[henry.deteissier@cushwake.com](mailto:henry.deteissier@cushwake.com)

LUKE WHITMARSH

Graduate Surveyor

07350 436 876

[luke.whitmarsh@cushwake.com](mailto:luke.whitmarsh@cushwake.com)

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