

Building 9.3, Vantage Point Business Village

Bradley Court Road, Mitcheldean, Gloucestershire, GL17 0DD



42,688 sq ft (3,965.85 sq m)
5.65 acres (2.29 ha)

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Property Overview

Description

- Purpose built data centre building, plus three detached external plant rooms and temporary cabin offices.
- Situated within a highly secured fenced and gated compound, with substantial surrounding landscaping and natural screening.
- The main data centre building is of steel frame construction with steel profile clad panel elevations (assumed to be insulated).
- Steel roof with natural, grass roof finish, and steel cantilever detailing.
- Configured internally as two large, and four smaller self-contained data halls, with raised floors and suspended ceilings providing temperature controlled chambers.
- Long central corridor divides the two main data halls, whilst an internal services corridor runs around the perimeter of the building.
- Office / ancillary accommodation is situated at the front main entrance to the building, and comprises a mix of open plan and cellular offices, reception / security desk area, kitchenette and WC accommodation.
- The main offices have suspended ceilings, LED lighting, air conditioning, carpeted floors.
- The detached external plant rooms are also of steel frame construction with steel clad elevations and accommodate back-up generators, battery rooms, and sub-mains rooms.
- A list of assets intended to remain with the Property, are available upon request.
- A tarmac service road runs around the entire perimeter of the building, meeting at a single vehicular access point at the south west corner of the compound.
- A car park is situated just outside the vehicular entrance to the compound.

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For Sale

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Accommodation

The Property has been measured in accordance with the RICS Code of Measuring Practice (6th edition) on a Gross Internal Area (GIA) basis as follows:

Accommodation	Sq M	Sq Ft
Main Data Centre Building	3,313.72	35,668
External Plant Room - East	105.93	1,140
External Plant Room - Mid	252.47	2,718
External Plant Room - West	254.84	2,743
Cabin Offices	38.89	419
Total GIA	3,965.85	42,688
Site Area	2.29 ha	5.65 acres

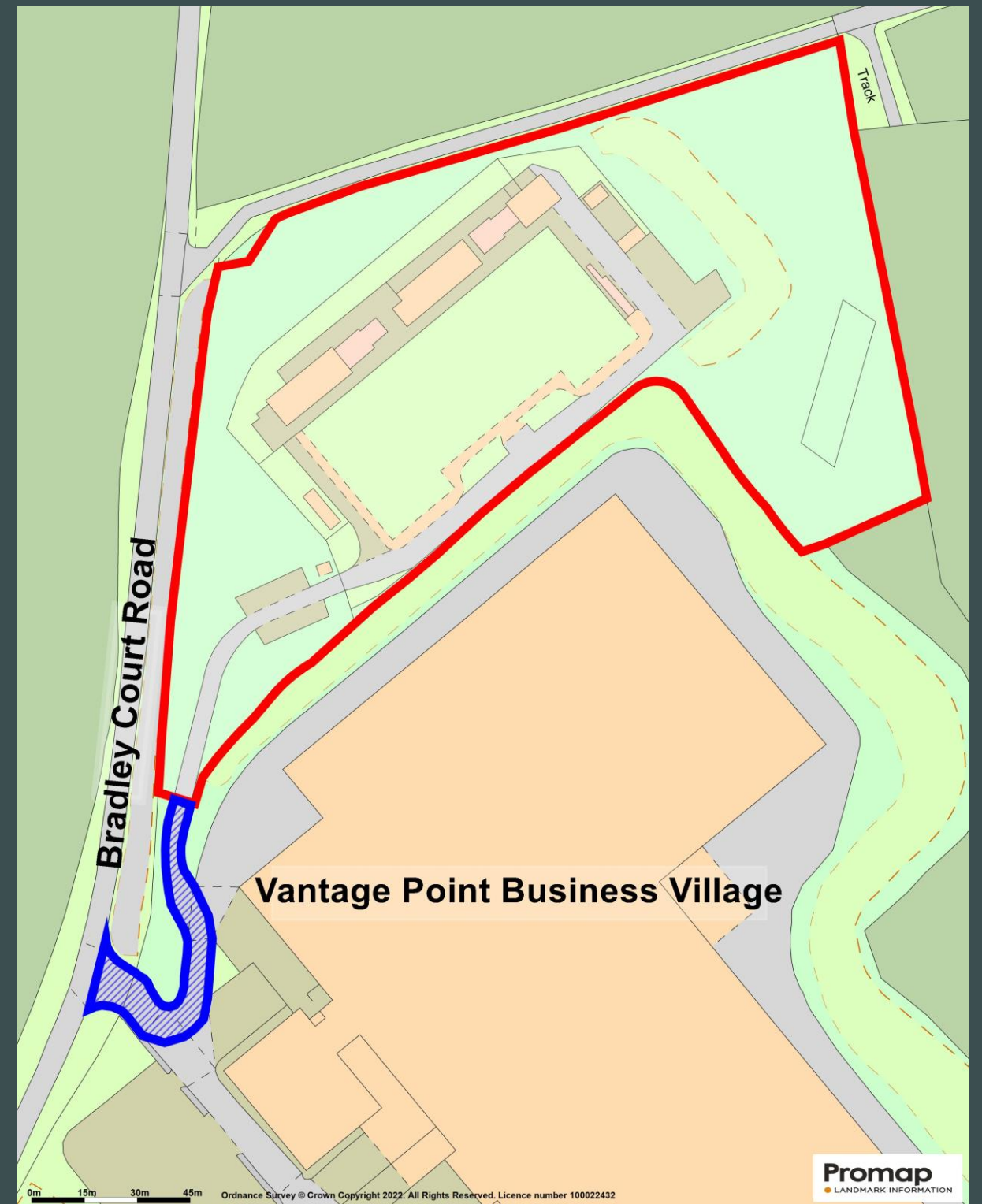
The Site Area has been indicatively measured using Promap Mapping Services, and comprises approximately 5.65 acres (2.29 ha), as indicated by the red line boundary in the plan. Access rights granted in the Long Lease are indicated by way of the blue hatched area. The secure fenced compound which surrounds the building, comprises approximately 2.30 acres (0.93 ha). Interested parties should rely upon their own surveys and measurements.

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Further Information

Planning

The Property has previously been used as a Data Centre, but may be suitable for alternative uses, subject to any necessary consents. Interested parties are advised to rely upon their own enquiries of the Local Planning Authority in respect of the current permitted use and their proposed use.

The Lease states that from 24th June 2014 (expiry of the first 20 years of the Lease), The Property can be used for any lawful use.

Rateable Value

The Property is listed in the Valuation List 2017 as Computer Centre and Premises, with a Rateable Value of £167,000. Interested parties are advised to rely upon their own enquiries of the Local Rating Authority in respect of the anticipated rating assessment of The Property for their proposed use.

Energy Performance

A full Energy Performance Certificate is available upon request. The Property has been given an EPC rating of A-17.

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Services

We understand that mains services are provided to the Property including water, drainage, and electricity. Interested parties are advised to rely upon their own enquiries.

Tenure

The existing Long Leasehold interest in the Property is available to purchase at a premium, by way of an assignment of the 999 year Long Lease from 24th June 1994, and expiring on 23rd June 2993, subject to a peppercorn rent, if demanded.

Price

Offers are invited for the Long Leasehold interest, with vacant possession upon completion of the sale..

VAT

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

Legal Costs

Each party is to bear their own legal, surveyors, SDLT, or other costs incurred in any transaction.

Anti-Money Laundering Regulations

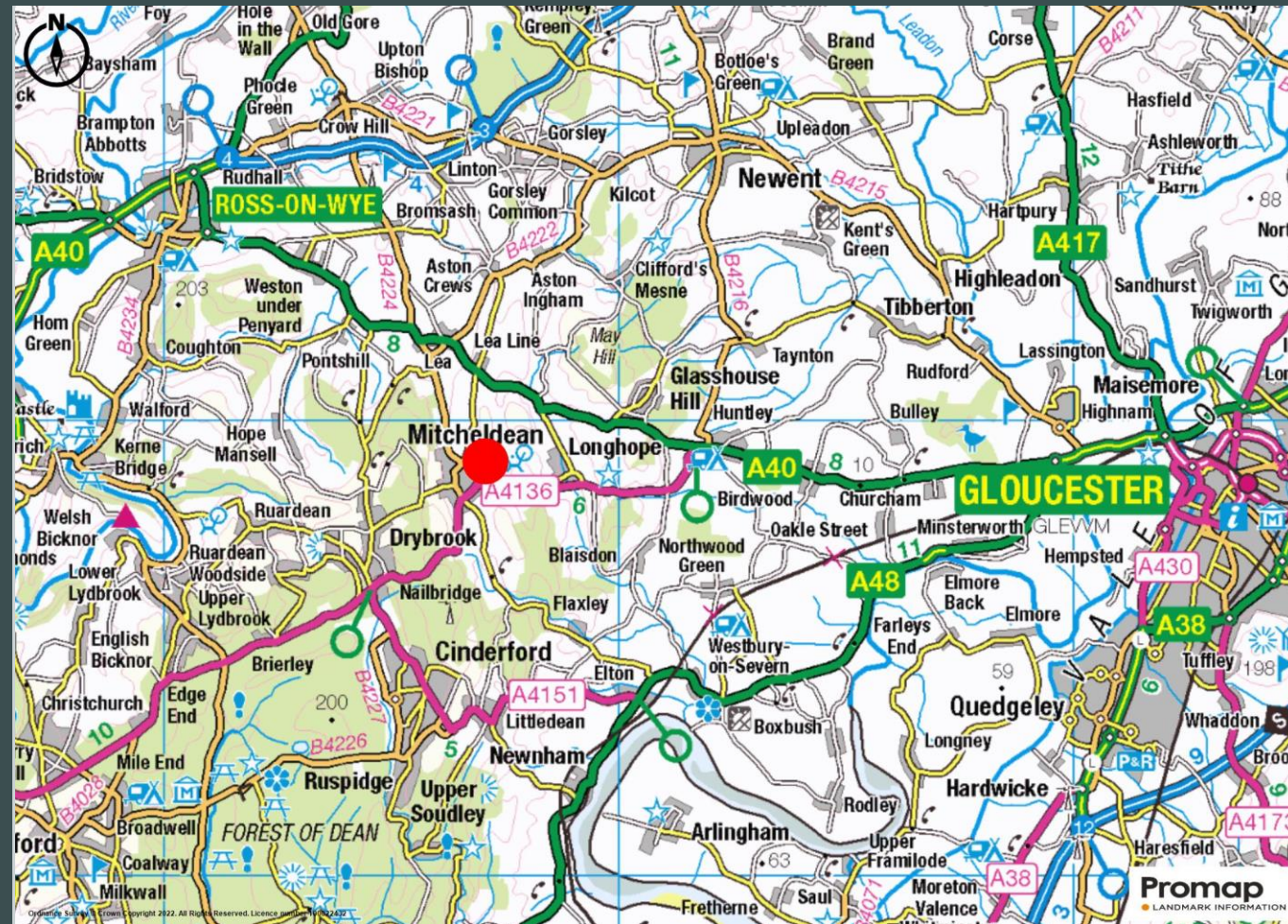
The selected purchaser will be required to provide the usual information to satisfy the UK Government Anti-Money Laundering regulations, when Heads of Terms are agreed.

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Location – GL17 0DD



Situation

- Located in Mitcheldean, a town in the Forest of Dean, Gloucestershire.
- Within easy reach of Gloucester, the M50 and M5 Motorways.
- Situated adjacent to Bradley Court Road on the edge of Vantage Point Business Village.
- Vantage Point Business Village comprises a 67 acre managed and secure business park accommodating 1 million sq ft of industrial accommodation and more than 200,000 sq ft of commercial office space.
- Bradley Court Road accessed via the B4224 Carisbrook Road, which provides direct access to the A40 Trunk Road.
- A40 connects to Ross-on-Wye and the M50 Motorway to the north west with Gloucester and the M5 Motorway to the east.
- Nearby occupiers include The Range, Box Clever, BladeRoom, Eaton Security, Assurant, Simplicity and BigDug.

Travel Distances

Approximate distances to key locations are as follows:

- A40 Trunk Road – 1.4 miles (2.3 km)
- Ross-on-Wye – 6.2 miles (10.0 km)
- M50 Motorway – 6.5 miles (10.5 km)
- Gloucester City Centre – 13 miles (20.9 km)
- M5 Motorway – 16 miles (25.7 km)
- Gloucestershire Airport – 17 miles (27.4 km)
- Hereford – 19 miles (30.6 km)
- M4 / M5 Interchange – 39 miles (62.8 km)
- Bristol – 46 miles (74.0 km)
- Cardiff – 51 miles (82.1 km)
- London – 125 miles (201.2 km)

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