

UNIT 4

82,500 sq ft manufacturing and office space



Vantage Point Business Village, Mitcheldean,
Gloucestershire, United Kingdom, GL17 0DD

www.vantagedevelopments.co.uk

Pollak

A Stoneridge Company



UNIT 4



70,800 sq ft – manufacturing space

Modern high specification offices 9,800 sq ft

Ancillary units 1,900 sq ft

5.2m working height

Comfort cooling throughout

Laboratory units climate control

ESD anti-static floors

Modular electrical distribution system

Fire protection

Self-contained restaurant seats 96

Automatic guided vehicle network

Attractive environment

Skilled labour force

Good communications

70,800 sq ft prime manufacturing space

Unit 4 provides ideal assembly areas for all types of mechanical, electrical or electronic component assembly, supported by additional high quality office and facility areas which are suitable for testing, prototyping, CAD/CAM, quality control and other administrative activities. Unit 4 was originally the home of Xerox Electronics. Following the acquisition of the Xerox site, Vantage Point built a new 9,800 sq ft two storey office block, re-roofed the entire complex, and carried out other enhancements to bring the site to the best current manufacturing standards to meet Stoneridge-Pollak's specifications.

Substantial buildings

Unit 4 is a detached and substantial industrial unit of steel truss frame construction built to a high specification, with a clear working height to the underside of the frame of 5.20 metres. The production area was totally refurbished in 2004.

Production area

The production area is tiled throughout with high quality ESD materials to ensure excellent conditions for the assembly of electrical, mechanical and electronic devices supported by an automatic guided vehicle network. High level busbar and compressed air distribution systems allow complete flexibility of production layout. Power distribution and air pipelines are included. All internal services are laid out on a modular basis to allow flexible, easily modified production layouts.

Integral offices and laboratory area

Ten self-contained units within the production area, including a laboratory complete with temperature and humidity control, offer first class facilities for metrology, quality assurance and R&D.

Easy access to services

The workforce has direct access to an integral 96-seat restaurant area and is close to all site services. The local village community with supermarkets, postal and medical, pharmacy and leisure services is less than five minute's walk from the production floor.

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Many extra features

- ESD tiled floor – good anti-static performance
- Temperature and humidity controlled laboratory areas
- Automatic Guided Vehicles (AGVs) facility with 20 AGVs
- Integral restaurant
- Modular power distribution system
- Compressed air services
- Mercian Gantry Cranes (1 x 2 tonne and 1 x 1 tonne)
- 20 AGVs, 5 compressors and cranes all available for purchase.

All main services

Mains water, mains drainage, and a 2,800 KVA electrical supply with electrically operated heating/cooling system is within the production area. Heating/comfort cooling cassettes are installed in the offices. Fire precautions include a full sprinkler system in the production area. All site communications are available including fibre links to the UK telecoms backbone with complete high integrity high-speed links (24Mb or more) to the global internet.

Floor Areas

	sq m	sq ft
Production Area	6,573.50	70,757
Office Block	912.67	9,824
Detached Store	127.68	1,375
Compressor House	49.50	534
Total	7,663.45	82,490

Approximate on a gross internal area, taken from scale drawings

Terms

The property is available by way of an assignment of the existing lease, from Stoneridge-Pollak, which is held on a full repairing and insuring terms for 15 years from 1/12/2004.

Rent

Very attractive terms by negotiation.

Good location

Vantage Point is 12 miles from Gloucester, 20 minutes drive from the M5 motorway, and close to Hereford, Cheltenham, Monmouth and South Wales.

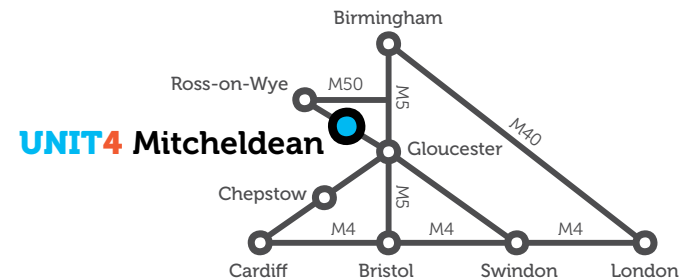
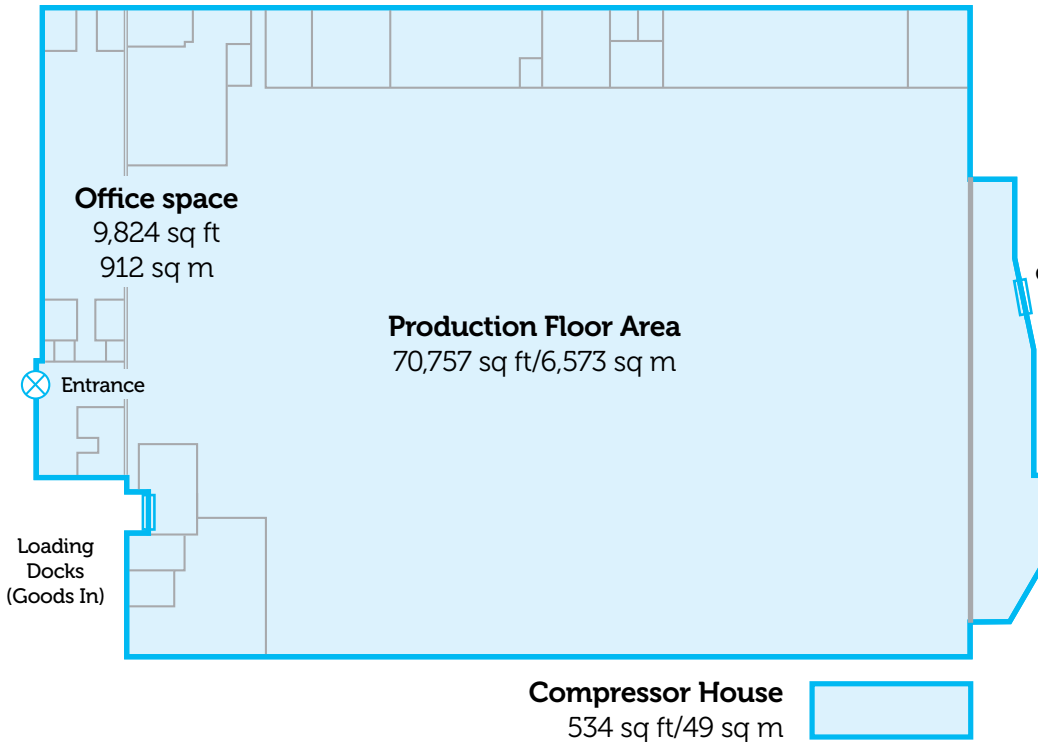
Attractive environment, skilled people, good communications

The Forest of Dean locality has some of Britain's best countryside landscapes and provides an attractive, congenial and efficient working environment with the added bonus of excellent connections. Mitcheldean is around two hours drive from London, Heathrow and under one and a half hours from Birmingham, Bristol and Cardiff. Universities, leisure, business facilities and world class airports are all less than an hour away with good motorway links (M4, M48, M50 and M5 nearby) and a wide choice of attractive, good value housing to suit everyone.

Vantage Point Business Village facilities include excellent telecommunications links and high levels of 24/7 security, with electronic pass systems to all buildings. Other on-site facilities include high quality restaurants, a conference centre, a training centre, emergency site support generators and secure data backup.

Mitcheldean and the local market towns of Cinderford, Coleford, Lydney, Newent and Chepstow in Wales have a skilled workforce experienced in engineering, electronics and data management to provide a real advantage for businesses in automotive, aerospace, electronics and engineering sectors.

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Viewing by prior arrangement with Vantage Developments Ltd

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