

**1 Annexe  
The Wheelhouse  
Bond's Mill  
Stonehouse  
Glos GL10 3RF**

## **TO LET – Office**



- **Office accommodation in refurbished woollen mill**
- **Approximately 137 sq ft**
- **On-site car parking, bike storage, showers and cafe**
- **Pleasant and peaceful working environment adjoining open fields**
- **Only 1.3 miles from Junction 13 of M5**

**RENTAL: £1,644 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT**

**HMH DATE: 17.01.2024**

## LOCATION

Bond's Mill is a thriving and well managed business estate with on-site parking including EV charging points and excellent facilities including a café, meeting room, prayer room, showers & bike storage. The site is conveniently located just off Junction 13 of the M5 motorway and within easy reach of surrounding commercial centres and bus routes. Stonehouse mainline railway station is located approximately one mile away with regular services to London Paddington.

## DESCRIPTION

1, Annexe office is located in The Wheelhouse of Bond's Mill which has a restored 18<sup>th</sup> century courtyard. The premises share a furnished reception and there is a passenger lift. There is a courtesy intercom/telephone link for visitors to contact each tenant. The office benefits from natural light, gas central heating, ample power and telephone points and carpeting.

## ACCOMMODATION (all areas, where quoted, are approximate).

| Description  | Sq ft      | M <sup>2</sup> |
|--------------|------------|----------------|
| Main office  | 137        | 12.7           |
| <b>Total</b> | <b>137</b> | <b>12.7</b>    |

## SERVICES

All mains services are connected or available.

## RATINGS

The rateable value in 2023/2024 is believed to be £1,425 with business rates being payable in this period of £730 before any business relief given if applicable.

Interested parties are advised to make their own enquiries to the billing authority to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the rating assessment.

## TERMS

The property is offered by way of flexible terms at a rental of **£1,644** per annum exclusive plus VAT. There is a service charge payable for the upkeep of the estate and The Wheelhouse and the tenant will be liable for buildings insurance.

## EPC

The property has an EPC rating of C and the Certificate is available upon request.

## VIEWING

To arrange a viewing contact the sole agents: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: [admin@hawkinswatton.co.uk](mailto:admin@hawkinswatton.co.uk)

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THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



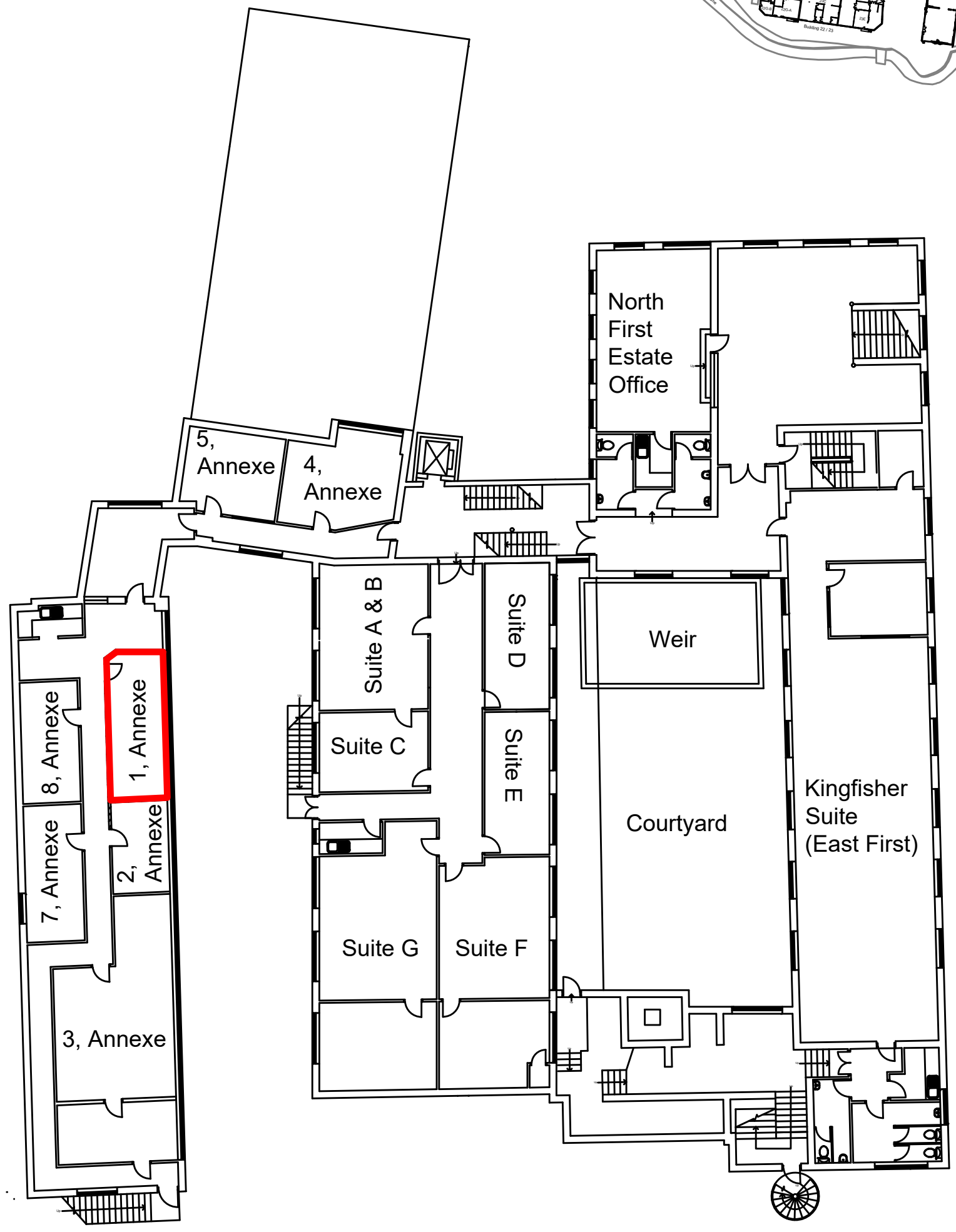
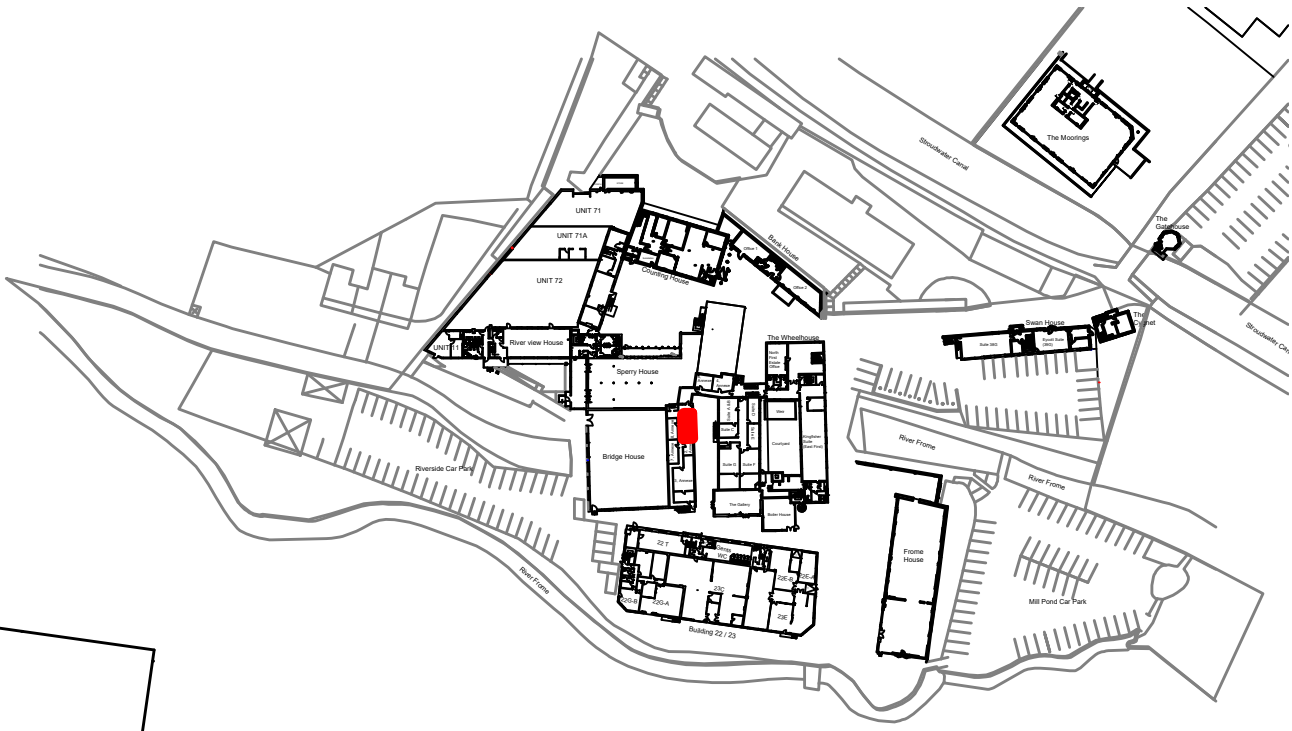
THE WHEELHOUSE COURTYARD




COMMUNAL KITCHEN



COMMUNAL MEETING AREA



|   |                        |                             |
|---|------------------------|-----------------------------|
| Site Name:<br><b>Bond's Mill Estate, Stonehouse, GL10 3RF</b>   |                        |                             |
| Drawing Title:<br><b>1 Annexe, The Wheelhouse</b>   |                        |                             |
| Drawing Number:<br><b>BME-WHANX01</b>   | Revision:              |                             |
| Drawn By:<br><b>SJL</b>   | Date:<br><b>May 22</b> | Scale:<br><b>1:200 @ A3</b> |
| <br><b>Robert Hitchins</b><br>The Complete Development Solution<br><small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ<br/>         Tel: 01242 680694<br/>         www.robert-hitchins.co.uk</small> |                        |                             |