

**5 Annexe - Store
The Wheelhouse
Bond's Mill
Stonehouse
Glos GL10 3RF**

TO LET – Store



- **Storage accommodation in refurbished woollen mill**
- **Approximately 163 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: £978 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

DATE: 08.04.25

LOCATION

Bond's Mill is a thriving and well managed business estate with on-site parking and good facilities including a café. The site is conveniently located just off Junction 13 of the M5 motorway and within easy reach of surrounding commercial centres. Stonehouse mainline railway station is located approximately one mile away with regular services to London Paddington.

DESCRIPTION

5, Annexe store is located in The Wheelhouse of Bond's Mill which has a restored 18th century courtyard. The premises share a furnished reception and there is a passenger lift. There is a courtesy telephone link for visitors to contact each tenant. The store benefits from overhead lighting plus natural light via a glazed vision panel. It has two solid stone walls and two partitioned walls with floor covering being part linoleum and part carpet.

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

Description	Sq ft	M ₂
Main office	163	15.1
Total	163	15.1

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2024/2025 is believed to be £630 with business rates being payable in this period of £344 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 **£978** 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

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THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



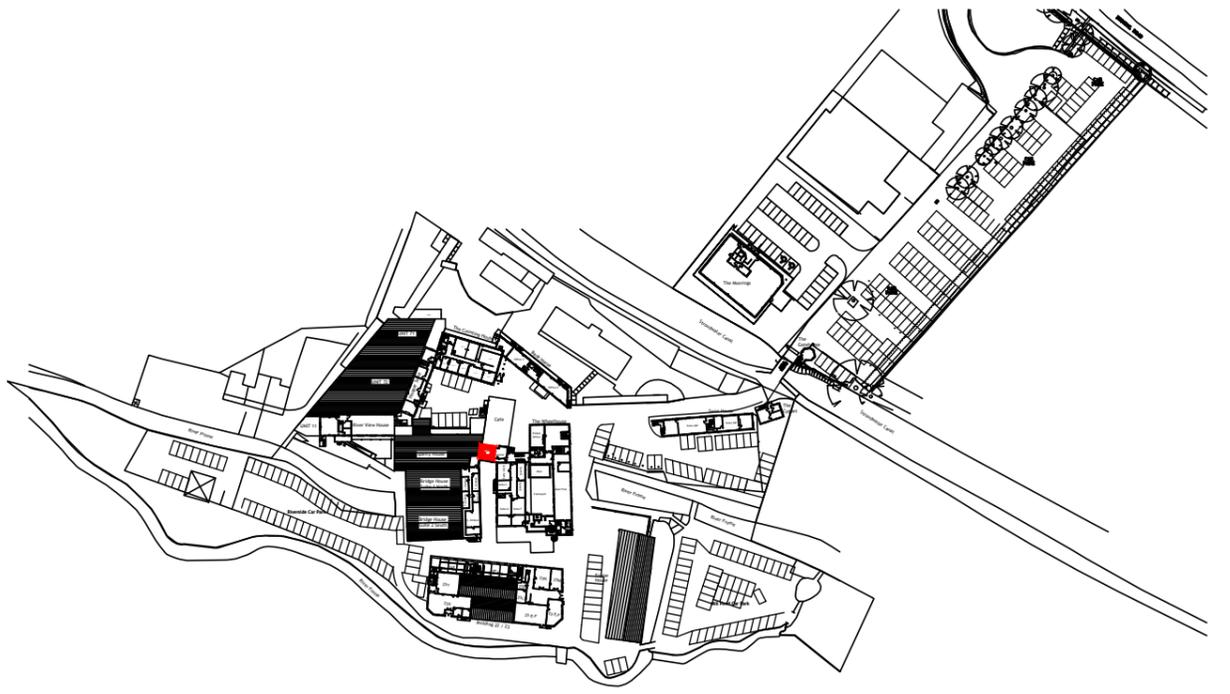
THE WHEELHOUSE COURTYARD



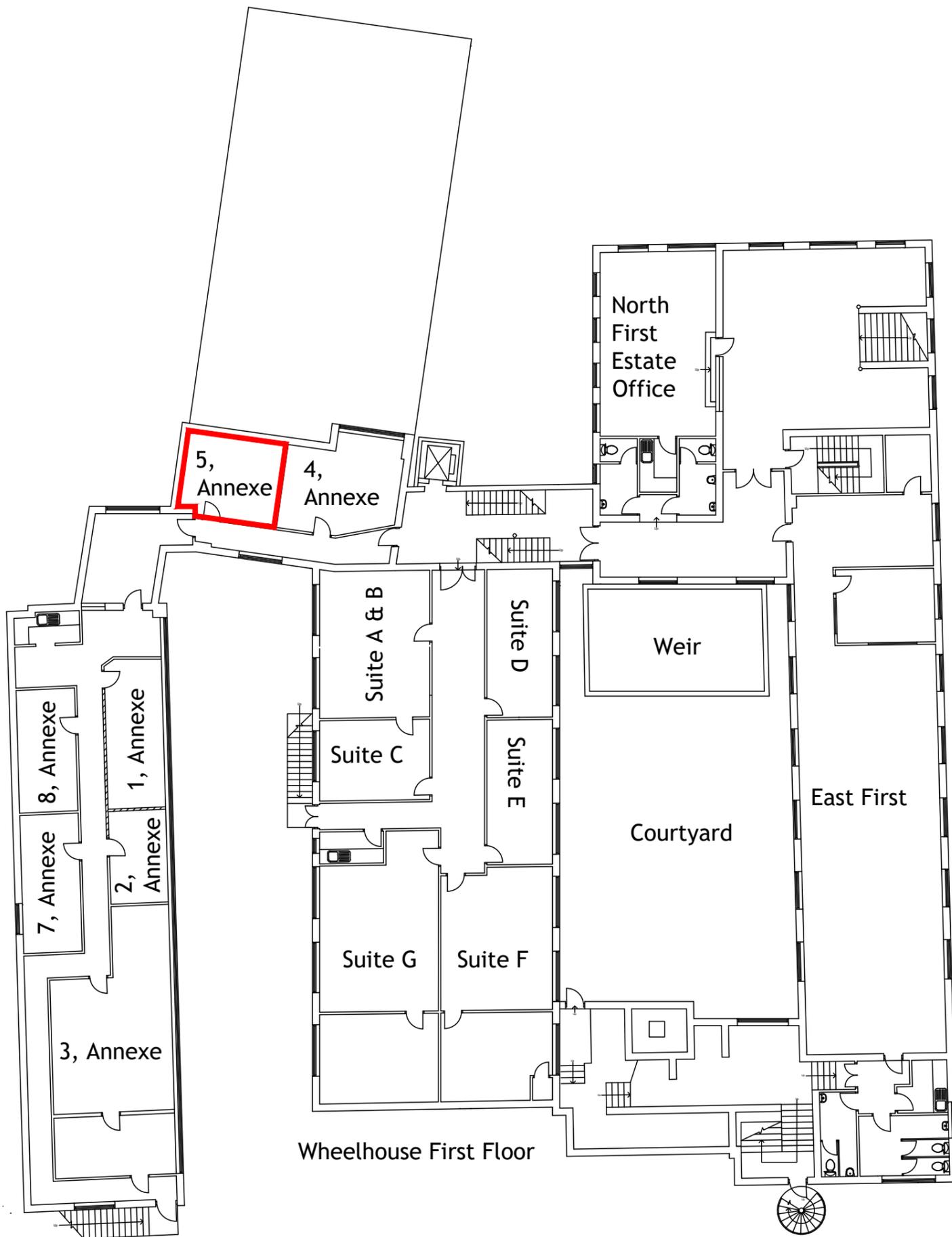
COMMUNAL KITCHEN



COMMUNAL MEETING AREA



FIRST FLOOR



Wheelhouse First Floor

Site Name: Bonds Mill Estate, Stonehouse	Drawing Number: BME.L.5	Revision:	 Robert Hitchins The Complete Development Solution <small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680694 www.robert-hitchins.co.uk</small>
Drawing Title: 5 The Annexe, Wheelhouse	Drawn By: SJH Checked By: Approved By: Date: 15.04.2025	Scale: 1:200 @ A3	