

**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: 19.11.25**

### 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 18<sup>th</sup> 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 <sup>2</sup>
Main office	163	15.1
<b>Total</b>	<b>163</b>	<b>15.1</b>

### SERVICES

All mains services are connected or available.

### RATINGS

The rateable value in 2025/2026 is believed to be £630 with business rates being payable in this period of £350 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

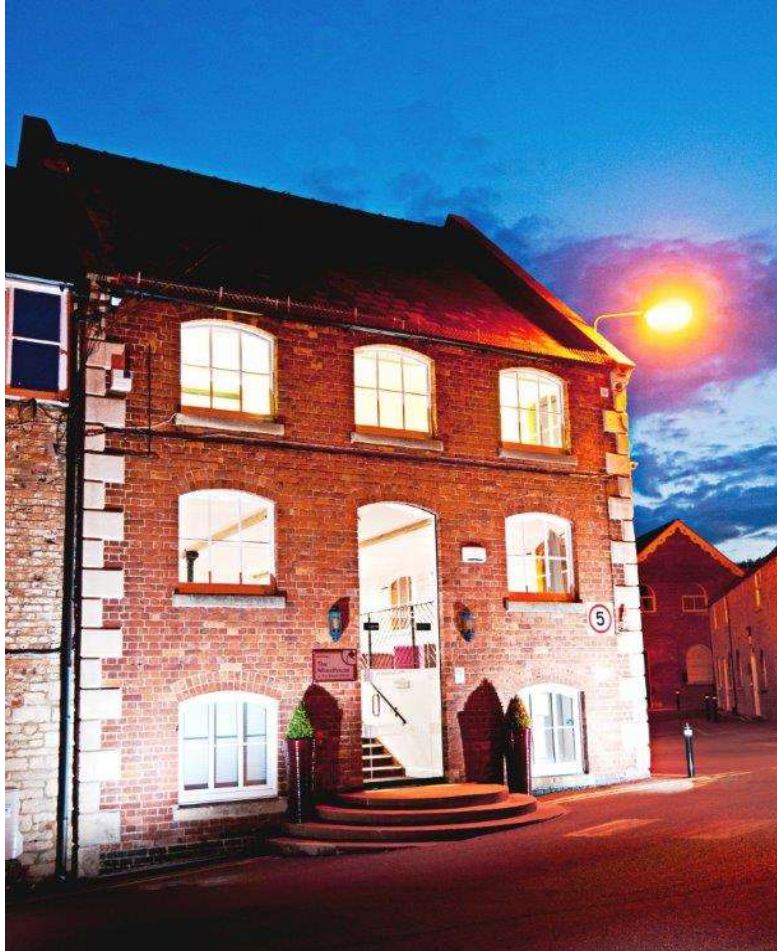
Tel: 01453 753753 / Email: [admin@hawkinswatton.co.uk](mailto:admin@hawkinswatton.co.uk)

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THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



THE WHEELHOUSE COURTYARD





COMMUNAL KITCHEN



COMMUNAL MEETING AREA

