

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

TO LET – STORE ONLY



- **Small Store in refurbished woollen mill**
- **Approximately 135 sq ft**
- **On-site car parking, bike storage, showers and cafe**
- **Pleasant and peaceful environment adjoining open fields**
- **Only 1.3 miles from Junction 13 of M5**

RENTAL: £810 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

8, 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 which also converts to a goods lift. There is a courtesy intercom/telephone link for visitors to contact each tenant even when the tenant is not on site. The Store benefits from gas central heating, power points and carpeting.

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

Description	Sq ft	M ²
Store	135	12.5
Total	135	12.5

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2023/2024 is believed to be £495 with business rates being payable in this period of £253 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 **£810** 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



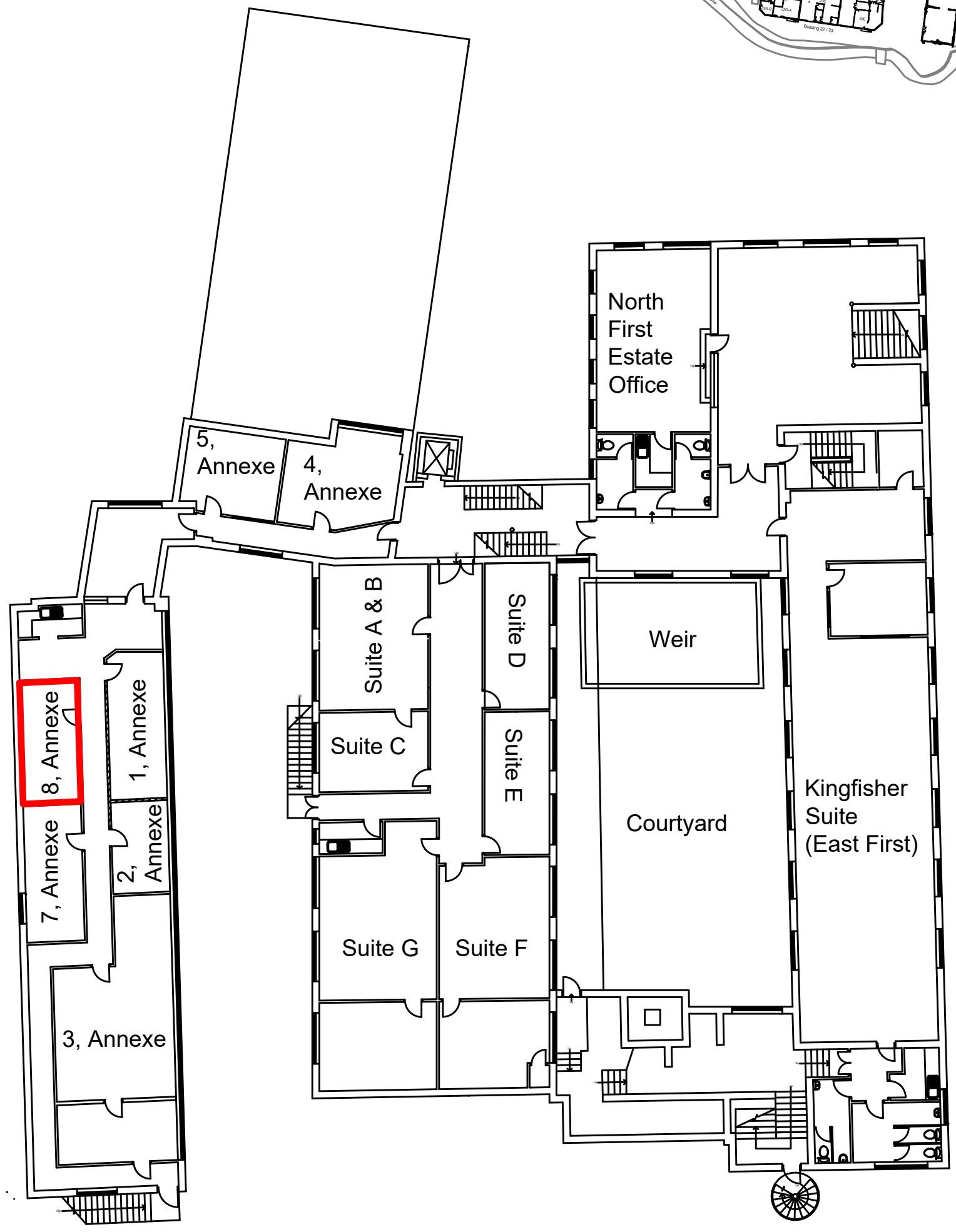
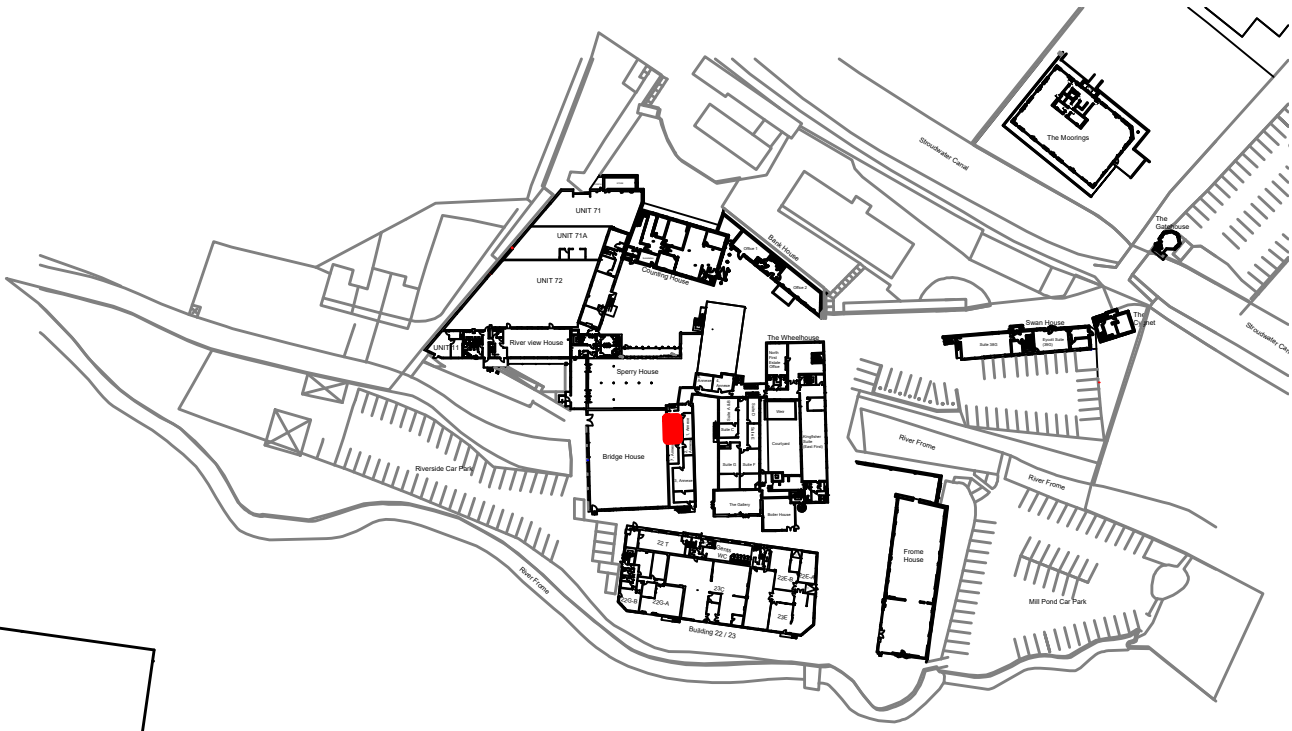
THE WHEELHOUSE COURTYARD



COMMUNAL KITCHEN



COMMUNAL MEETING AREA



Site Name: Bond's Mill Estate, Stonehouse, GL10 3RF		
Drawing Title: 8 Annexe, The Wheelhouse		
Drawing Number: BME-WHANX08	Revision:	
Drawn By: SJL	Date: May 22	Scale: 1:200 @ A3
 Robert Hitchins The Complete Development Solution <small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680694 www.robert-hitchins.co.uk</small>		