

**Eagle Suite
The Wheelhouse
Bond's Mill
Stonehouse
Glos GL10 3RF**

TO LET Summer 2025 – **Offices**



- **Stunning office accommodation in refurbished woollen mill**
- **Approximately 2,803 sq ft**
- **On-site car parking, bike storage, showers and cafe**
- **Pleasant and peaceful working environment adjoining open fields**
- **Only 1.3 miles from Junction13 of M5**

RENTAL: £36,439 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

DATE: 07.01.25

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

Eagle Suite is located in The Wheelhouse of Bond's Mill overlooking restored 18th century courtyard, the River Frome and open fields. 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 office benefits from uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting. It is self-contained with kitchen and toilets.

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

Description	Sq ft	M ²
Main office and upstairs office/presentation area	2,803	260.4
Total	2,803	260.4

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2024/2025 is believed to be £28,750 with business rates being payable in this period of £15,697.50 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 **£36,439** 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 agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



EAGLE SUITE – MAIN FLOOR/SOUTH 3rd



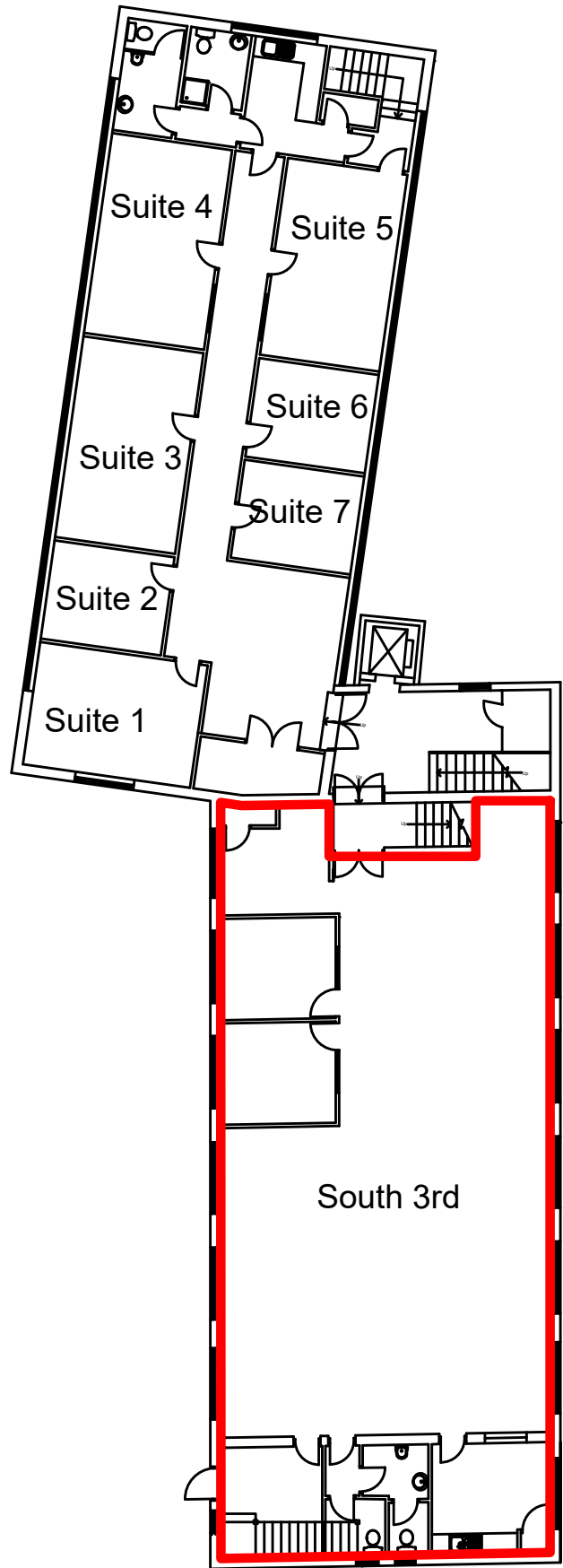
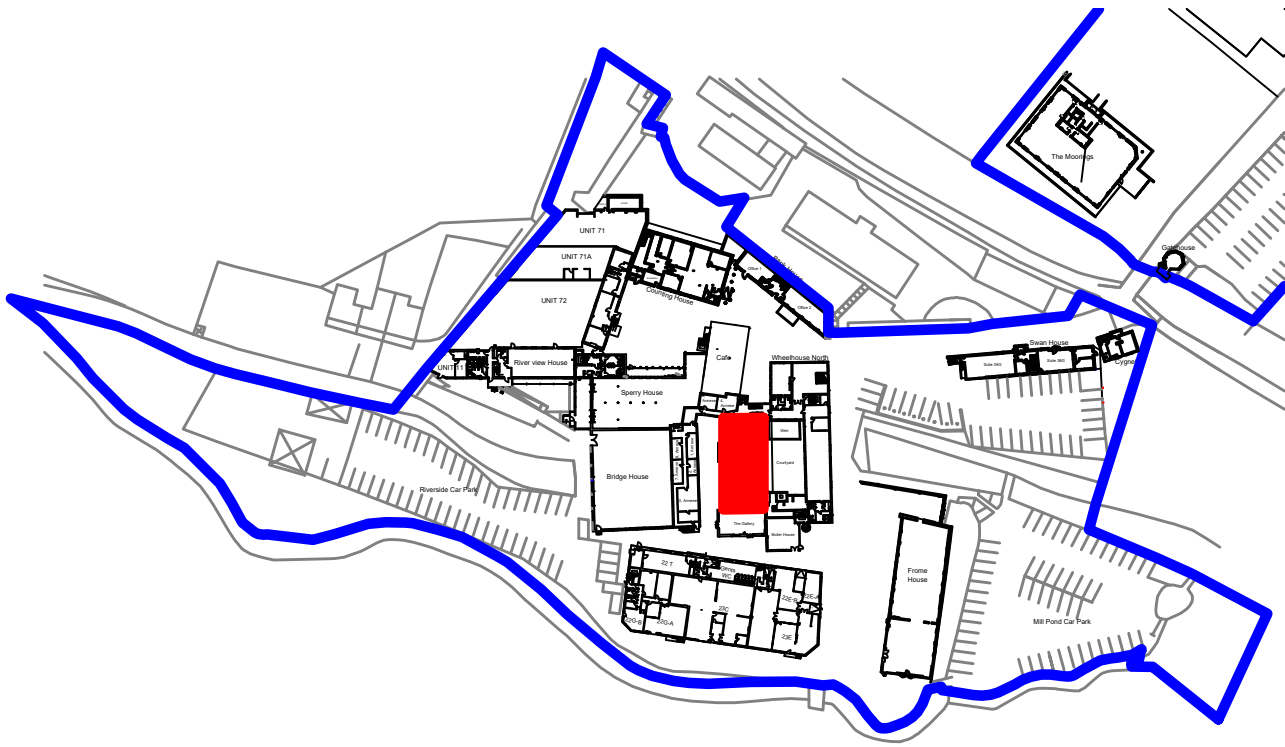
EAGLE SUITE – UPPER FLOOR/SOUTH 4TH B



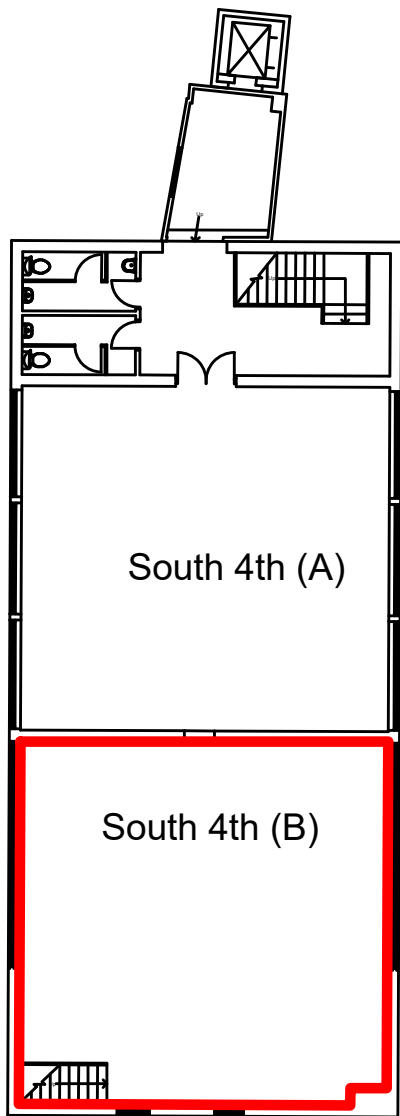
EAGLE SUITE – KITCHEN



THE WHEELHOUSE COURTYARD



Wheelhouse Third Floor



Wheelhouse Fourth Floor

Site Name: Bond's Mill Estate, Stonehouse, GL10 3RF			
Drawing Title: Wheelhouse Eagle Suite			
Drawing Number: BME-WHES001		Revision:	
Drawn By: SJL	Date: Mar 18	Scale: 1:200 @ A3	
		 Robert Hitchins The Complete Development Solution <small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0J Tel: 01242 680694 www.robert-hitchins.co.uk</small>	