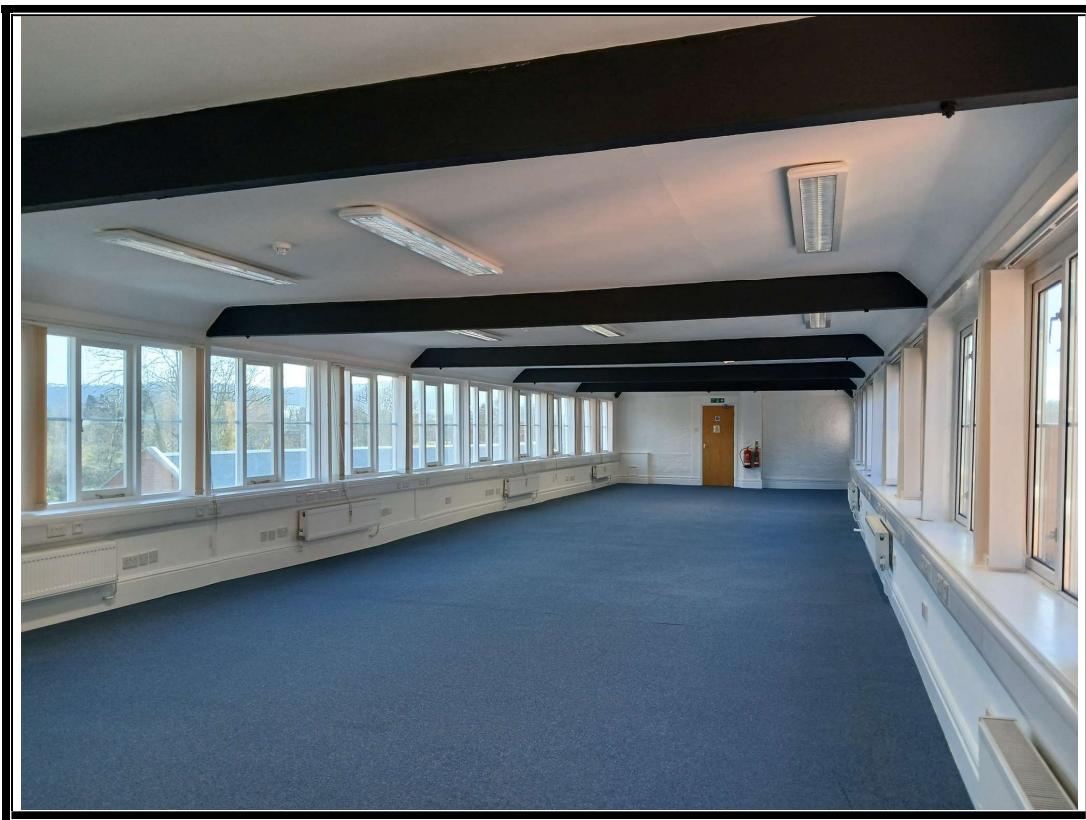


## TO LET – Offices

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



- **Stunning office accommodation in refurbished woollen mill**
- **Approximately 1,716 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: £24,024 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT**

**DATE: 14.01.26**



## 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

Goldfinch Suite is located on the 2<sup>nd</sup> floor of The Wheelhouse of Bond's Mill overlooking restored 18<sup>th</sup> century courtyard and the River Frome. 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 suite totals approximately 1,716 sq ft comprising main open plan area, partitioned office adjacent to its front door and, to the rear of the premises, a meeting room/break-out area. Goldfinch Suite 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 <sup>2</sup>
Main office including partitioned office plus meeting area	1,716	159.4
<b>Total</b>	<b>1,716</b>	<b>159.4</b>

## SERVICES

All mains services are connected or available.

## RATINGS

The rateable value in 2025/2026 is believed to be £14,000 with business rates being payable in this period of £7,770 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 **£24,024** 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

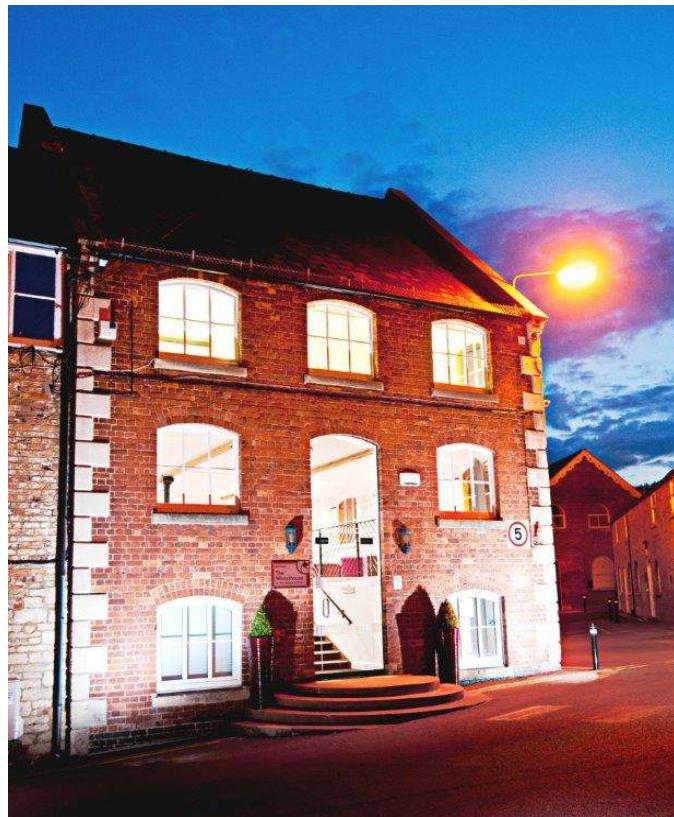
To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

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

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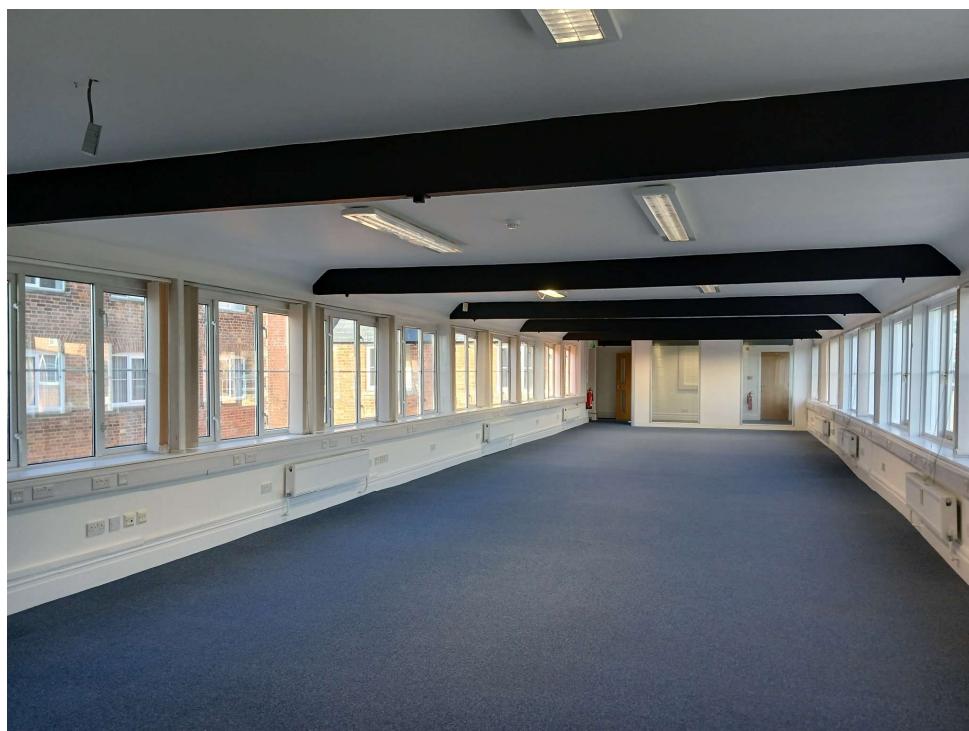
THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



GOLDFINCH SUITE – MAIN OPEN PLAN AREA

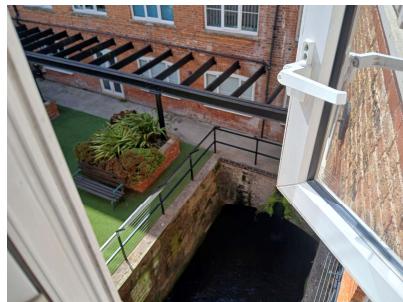


**GOLDFINCH SUITE – PARTITIONED OFFICE**



**GOLDFINCH SUITE – MEETING ROOM / BREAK-OUT AREA**





GOLDFINCH SUITE – VIEWS FROM THE WINDOWS



THE WHEELHOUSE COURTYARD

