

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

TO LET – Offices



LOCATION

- **Stunning office accommodation in refurbished woollen mill**
- **Approximately 1,975 sq ft**
- **On-site car parking, bike storage, showers and café**
- **Pleasant and peaceful working environment adjoining open fields**
- **Only 1.3 miles from Junction13 of M5**

RENTAL: £25,675 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

DATE: 04.11.2025

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

Heron Suite is located on the second floor of the mill's central building - The Wheelhouse. It is light and airy with views across open fields. The premises share a furnished reception, restored 18th century courtyard and there is a passenger lift. There is a courtesy telephone link for visitors to contact each tenant. The office has its own galley kitchen and communal male and female toilets are located close by. Heron Suite benefits from uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting. The current layout is mainly open plan but with a glazed partitioned office/meeting room.

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

| Description | Sq ft | M ² |
|--------------|--------------|----------------|
| Offices | 1,975 | 183.5 |
| Total | 1,975 | 183.5 |

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2025/26 is believed to be £21,000 with business rates being payable in this period of £11,655 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 **£25,675** 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

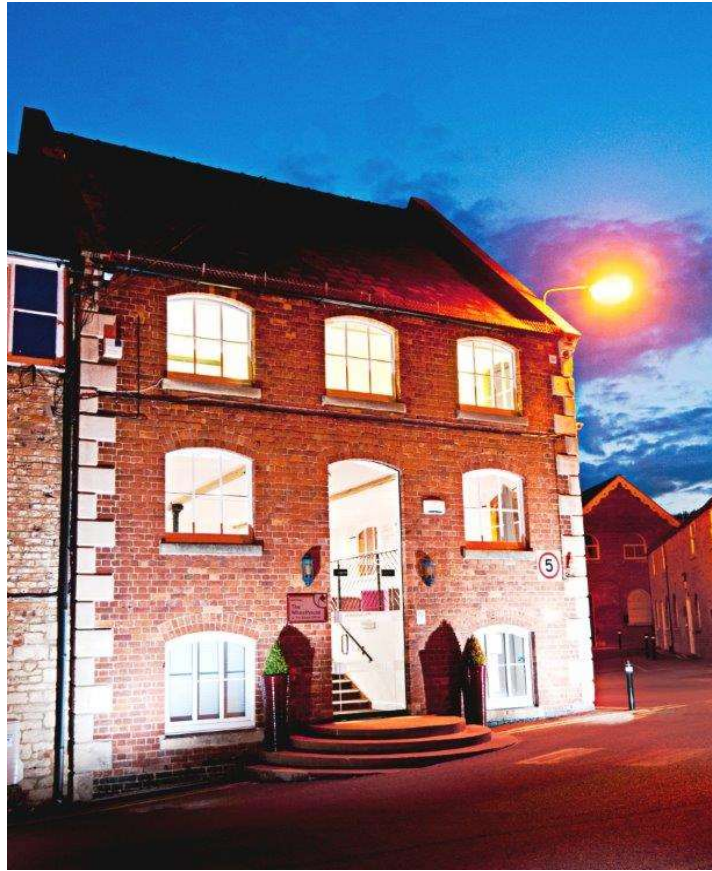
To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

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

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THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



HERON SUITE – ENTRANCE FROM WHEELHOUSE LANDING



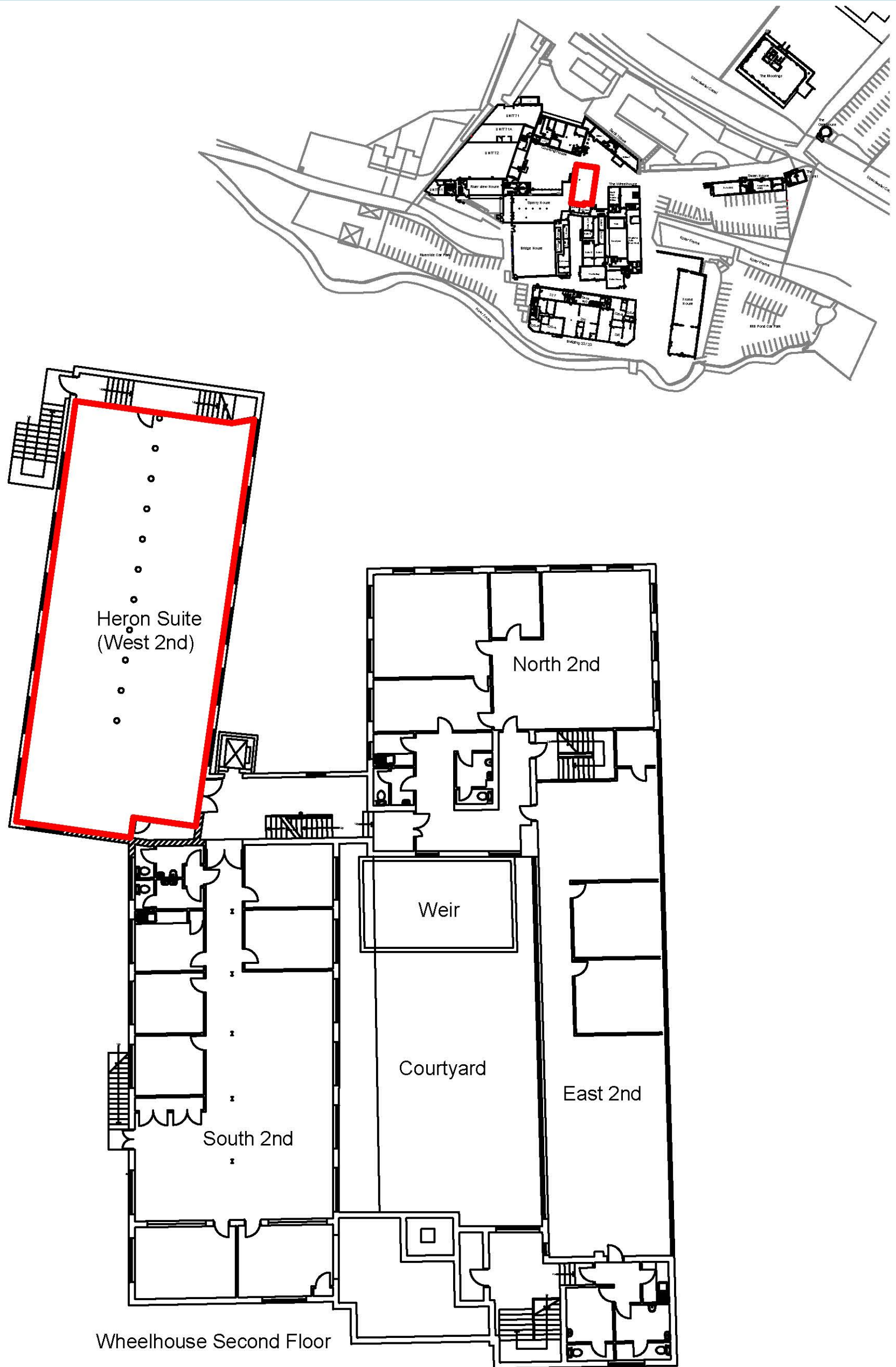
HERON SUITE – SEPARATE OFFICE / MEETING ROOM WITH GLAZED PARTITIONING




HERON SUITE – MAIN OFFICE



THE WHEELHOUSE COURTYARD



| | | | | | |
|-----------------|--------|------------|--|---|--|
| Site Name: | | | Bond's Mill Estate, Stonehouse, GL10 3RF | | |
| Drawing Title: | | | Wheelhouse, Heron Suite (West Second) | | |
| Drawing Number: | | Revision: | |  Robert Hitchins The Complete Development Solution The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680094 www.robert-hitchins.co.uk | |
| BME-WHSFWS001 | | | | | |
| Drawn By: | Date: | Scale: | | | |
| SJL | Jul 21 | 1:200 @ A3 | | | |