

## **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 18<sup>th</sup> 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 <sup>2</sup>
Offices	1,975	183.5
<b>Total</b>	<b>1,975</b>	<b>183.5</b>

## 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.

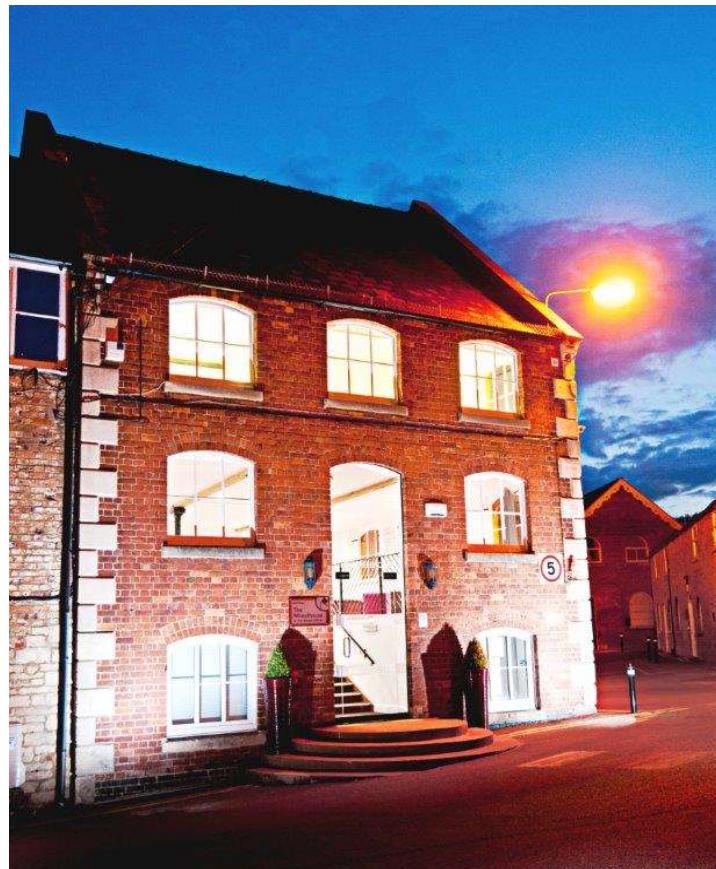
## VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on  
Tel: 01453 753753 / Email: [admin@hawkinswatton.co.uk](mailto:admin@hawkinswatton.co.uk)

Disclaimer: Hawkins Watton Ltd and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are, give notice that:

- i. These particulars are given and any statement about the property is made without responsibility on the part of Hawkins Watton Ltd or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- ii. Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warrantee or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- iii. No employee of Hawkins Watton Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- iv. Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- v. Except in respect of death or personal injury caused by the negligence of Hawkins Watton Ltd or its employees or agents, Hawkins Watton Ltd will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by Hawkins Watton Ltd.
- vi. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Hawkins Watton Ltd shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.





THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



HERON SUITE – ENTRANCE FROM WHEELHOUSE LANDING



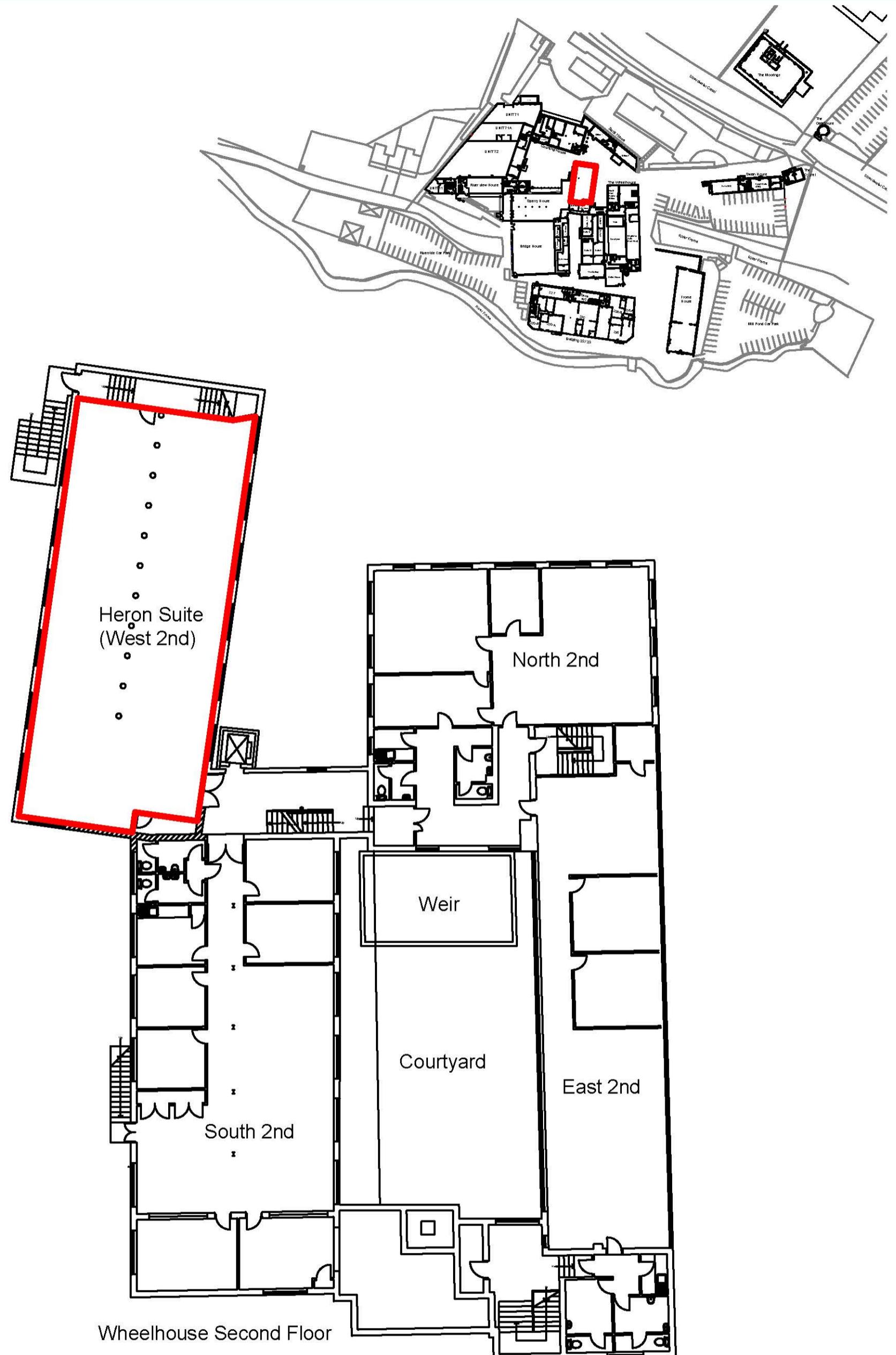
HERON SUITE – SEPARATE OFFICE / MEETING ROOM WITH GLAZED PARTITIONING



HERON SUITE – MAIN OFFICE



THE WHEELHOUSE COURTYARD



Site Name: <b>Bond's Mill Estate, Stonehouse, GL10 3RF</b>		
Drawing Title: <b>Wheelhouse, Heron Suite (West Second)</b>		
Drawing Number: <b>BME-WHSFWS001</b>		Revision: [Blank]
Drawn By: <b>SJL</b>	Date: <b>Jul 21</b>	Scale: <b>1:200 @ A3</b>
		 <b>Robert Hitchins</b> The Complete Development Solution The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680694 <a href="http://www.robert-hitchins.co.uk">www.robert-hitchins.co.uk</a>