

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

TO LET – Offices



- **Delightful office accommodation in refurbished woollen mill**
- **Approximately 414 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: £5,796 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

DATE: 16.06.25

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

Kestrel Suite is located on the first floor of The Wheelhouse of Bond's Mill with its restored 18th century courtyard. 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 comprises two interlinking rooms and benefits from gas central heating, ample power and telephone points and carpeting. There are communal kitchen and toilets close by.

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

Description	Sq ft	M ²
Offices	414	38.5
Total	414	38.5

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2025/2026 is believed to be £4,500 with business rates being payable in this period of £2,497 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 **£5,796** 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

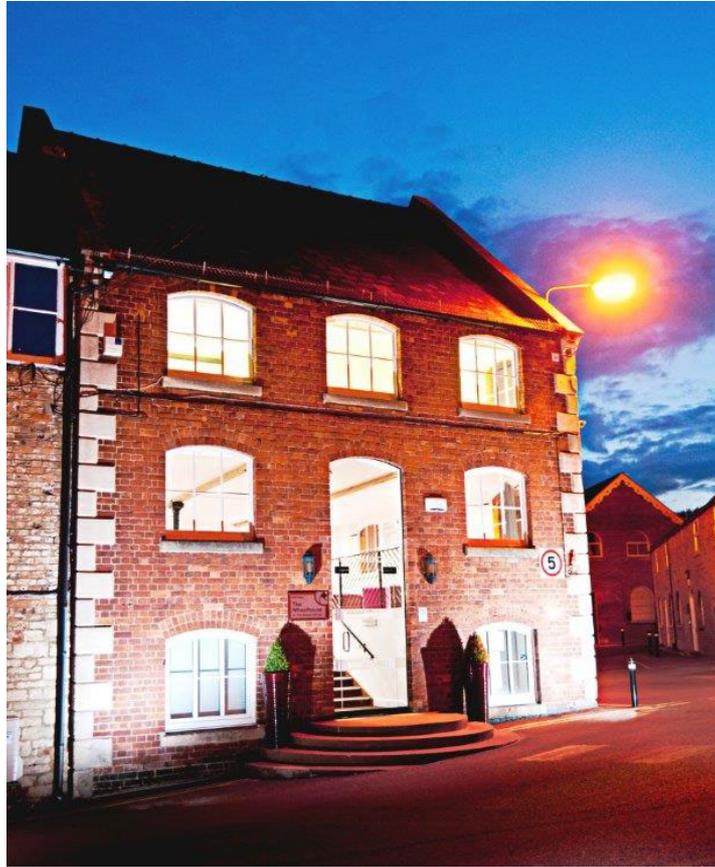
To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

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

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THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



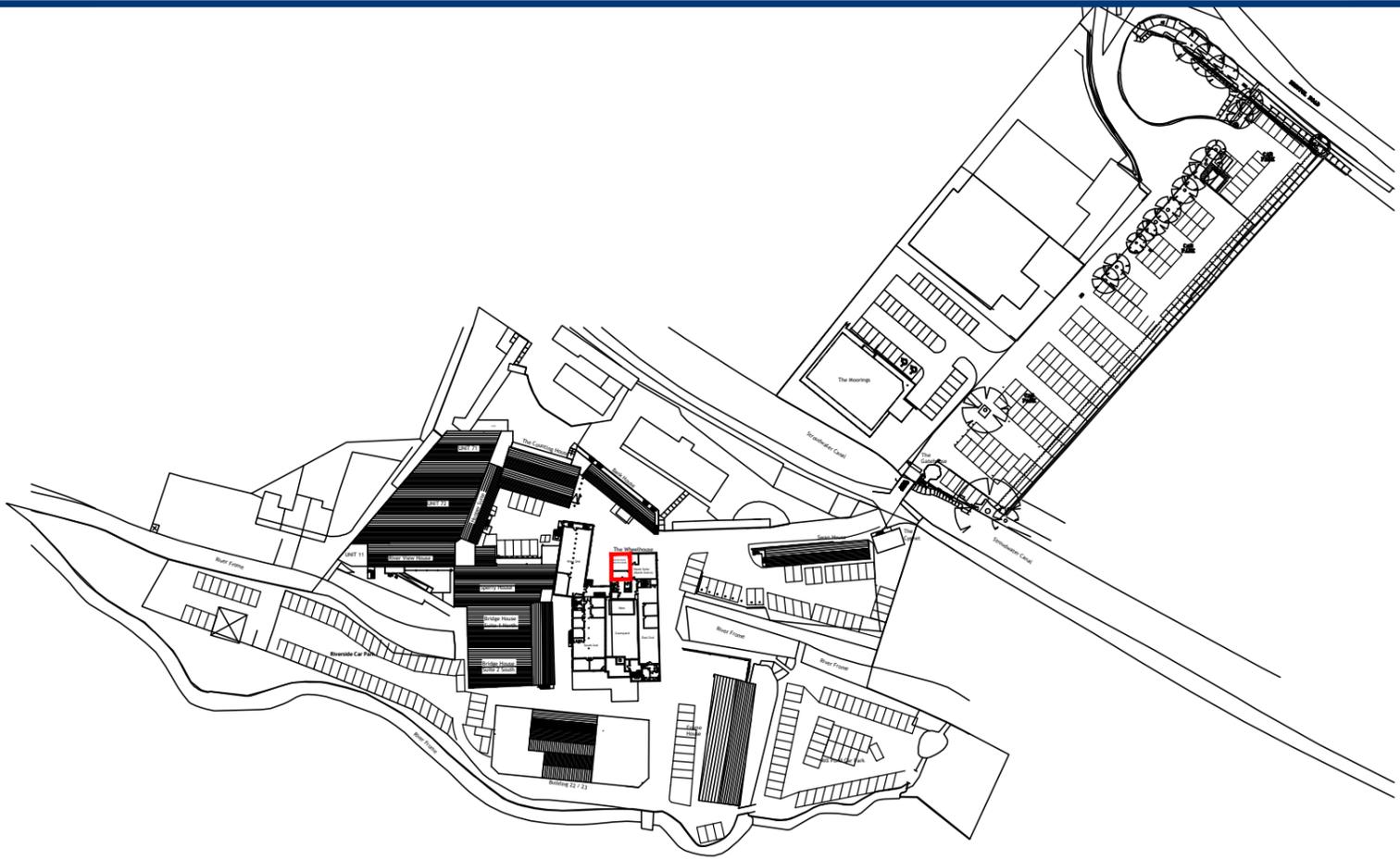
KESTREL SUITE – MAIN OFFICE



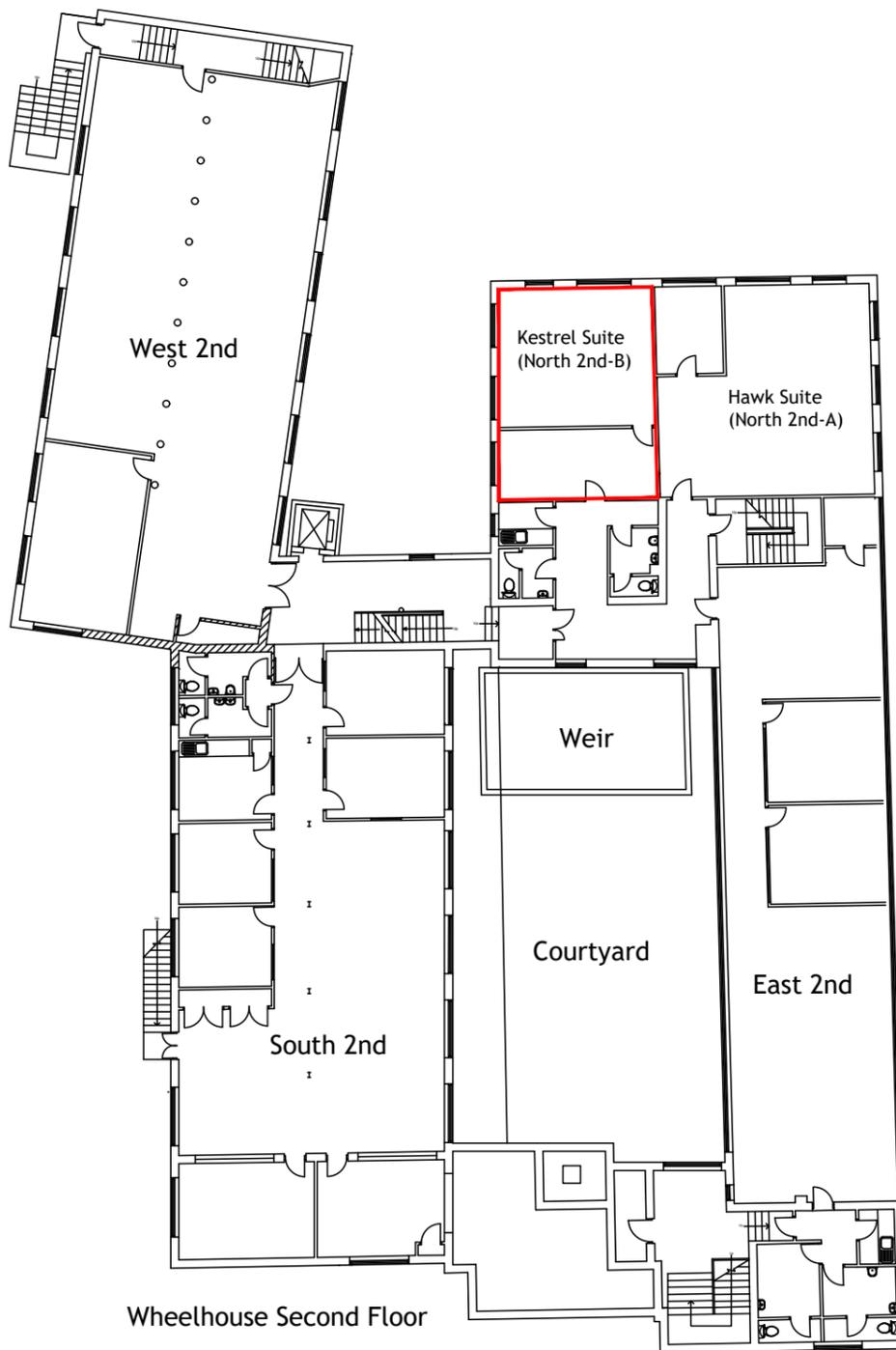
KESTREL SUITE – INTERLINKING SMALLER OFFICE



THE WHEELHOUSE COURTYARD



SECOND FLOOR



Wheelhouse Second Floor

Site Name: Bonds Mill Estate, Stonehouse, GL10 3RF	Drawing Number: BME.L.4	Revision:
Drawing Title: The Wheelhouse North 2nd-B	Drawn By: SJH	Checked By:
	Date: 02.04.2025	Scale: 1:250 @A3
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