

**Suite D, South 1st  
The Wheelhouse  
Bond's Mill  
Stonehouse  
Glos GL10 3RF**

## **TO LET – Offices**



- **Stunning office accommodation in refurbished woollen mill**
- **Approximately 179 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: £2,506 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT**

HMH    DATE: 25.03.25

## 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

Suite D, South 1<sup>st</sup> office is located in The Wheelhouse of Bond's Mill overlooking restored 18<sup>th</sup> 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 benefits from uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting.

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

Description	Sq ft	M <sup>2</sup>
Main office	179	16.6
<b>Total</b>	<b>179</b>	<b>16.6</b>

## SERVICES

All mains services are connected or available.

## RATINGS

The rateable value in 2024/25 is believed to be £1,800 with business rates being payable in this period of £983 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 **£2,506** 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 agents: Hawkins Watton Ltd on

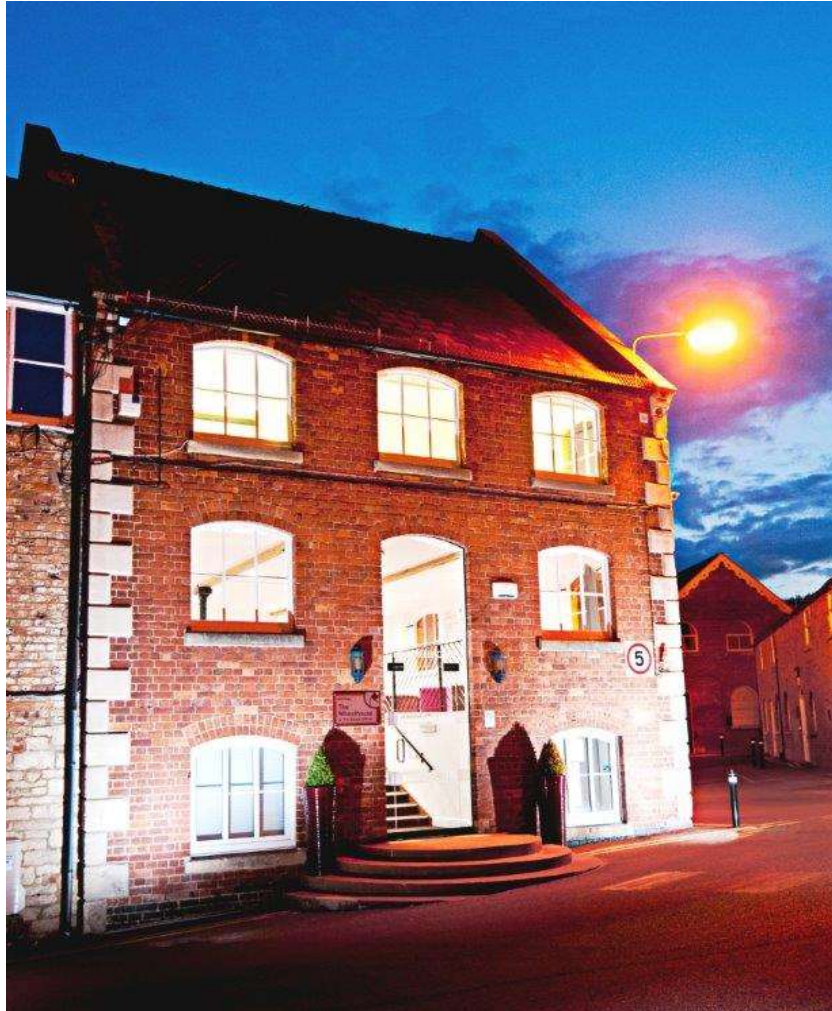
Tel: 01453 753753 / Email: [admin@hawkinswatton.co.uk](mailto:admin@hawkinswatton.co.uk)

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THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



THE WHEELHOUSE COURTYARD





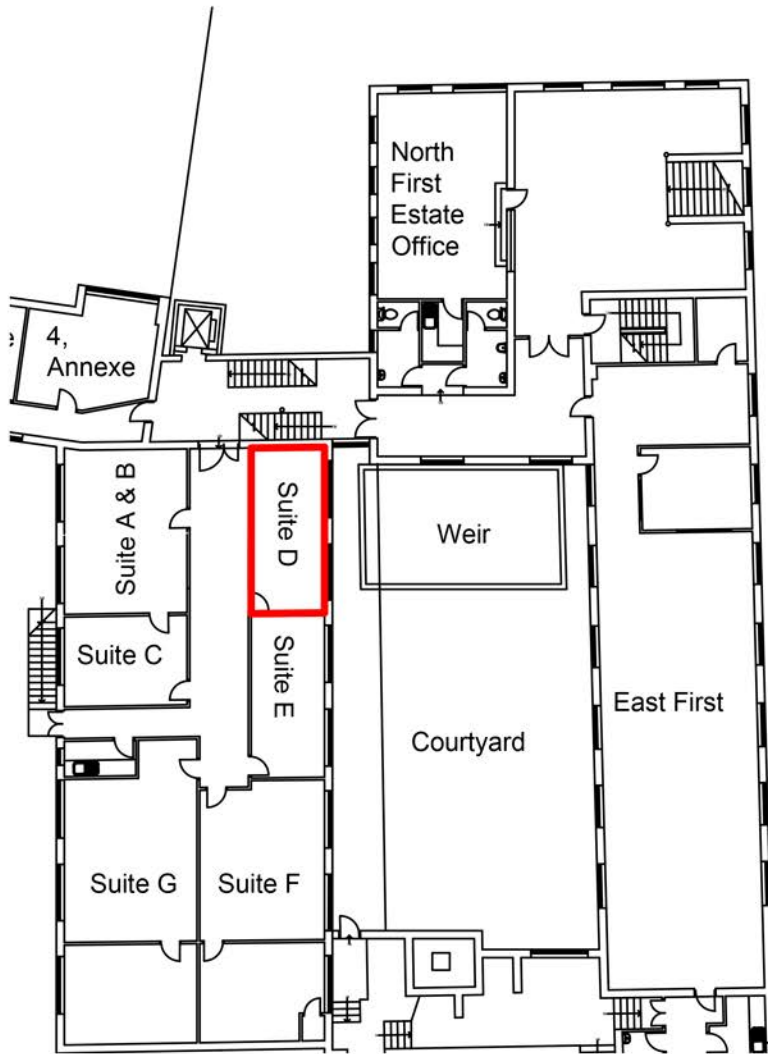
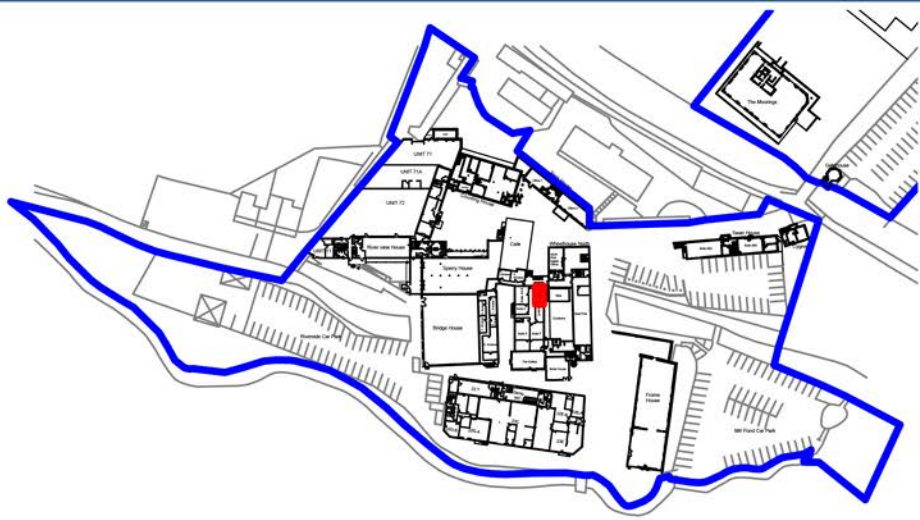
SUITE D OFFICE




VIEW OF MILL RACE



SOUTH 1<sup>ST</sup> CORRIDOR



Site Name: <b>Bond's Mill Estate, Stonehouse, GL10 3RF</b>		
Drawing Title: <b>Wheelhouse, South First Floor - Suite D</b>		
Drawing Number: <b>BME-WHFFSD001</b>		Revision:
Drawn By: <b>SJL</b>	Date: <b>Mar 18</b>	Scale: <b>1:200 @ A3</b>
 <b>Robert Hitchens</b> The Complete Development Solution		<small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ          Tel: 01242 680994          www.robert-hitchens.co.uk</small>