

**Suite 1, West 3rd
The Wheelhouse
Bond's Mill
Stonehouse
Glos GL10 3RF**

TO LET – Offices available NOW



- **Delightful office accommodation in refurbished woollen mill**
- **Approximately 184 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: £2,576 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

DATE: 27.01.25

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 1, West 3rd is located on the third floor of the mill's central building - The Wheelhouse. It is light and airy and has wonderful 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 benefits from uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting. Communal kitchen and male and female toilets are located close by on the same floor together with a small meeting area - separate to the estate's main meeting room adjacent to the café.

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

Description	Sq ft	M ²
Main office	184	17.1
Total	184	17.1

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2024/2025 is estimated at £2,025 with business rates being payable in this period estimated at £1,106 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 **£2,576** 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

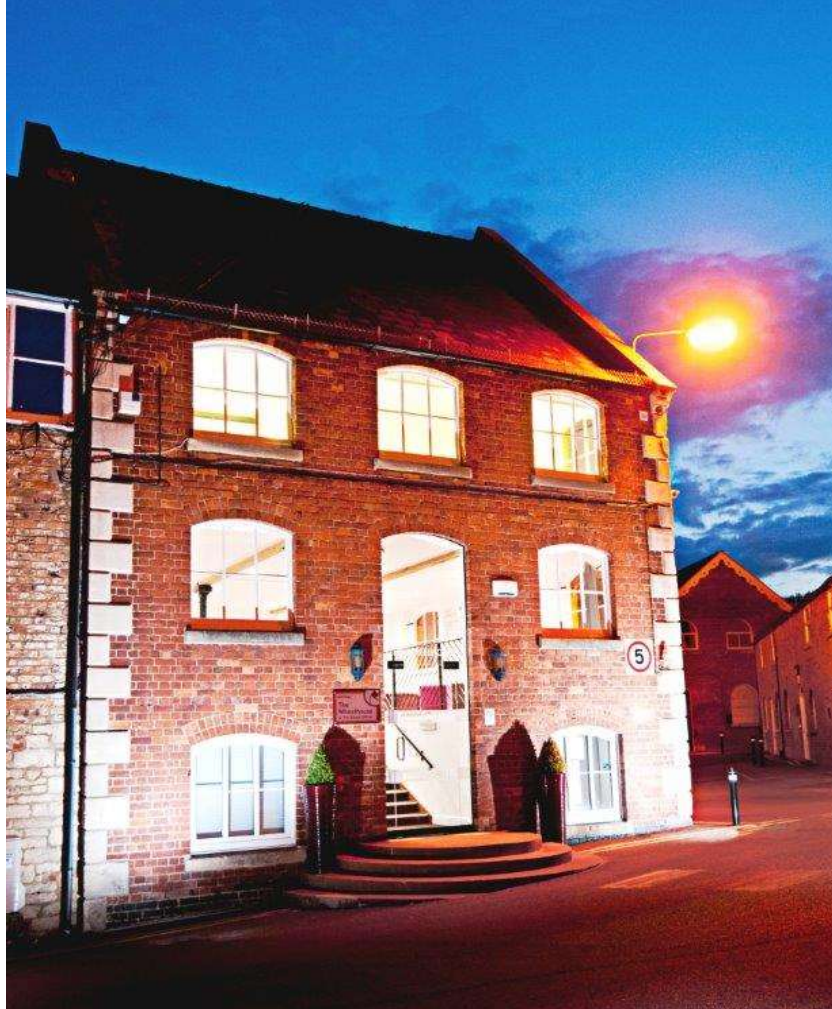
To arrange a viewing contact the sole agents: Hawkins Watton Ltd on

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

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THE WHEELHOUSE



THE WHEELHOUSE RECEPTION



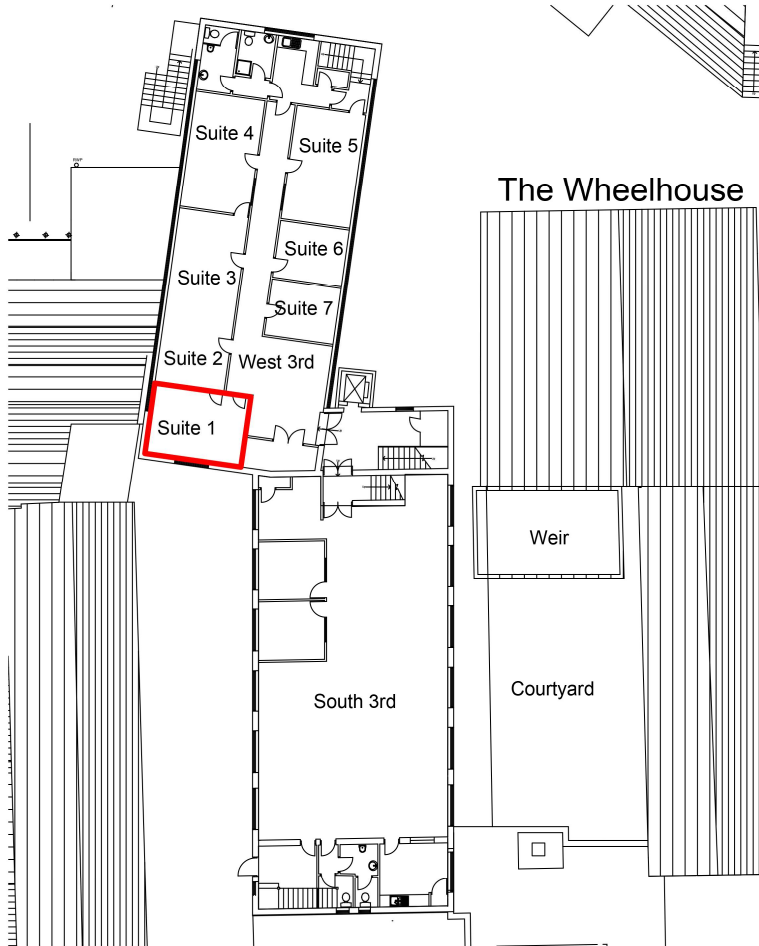
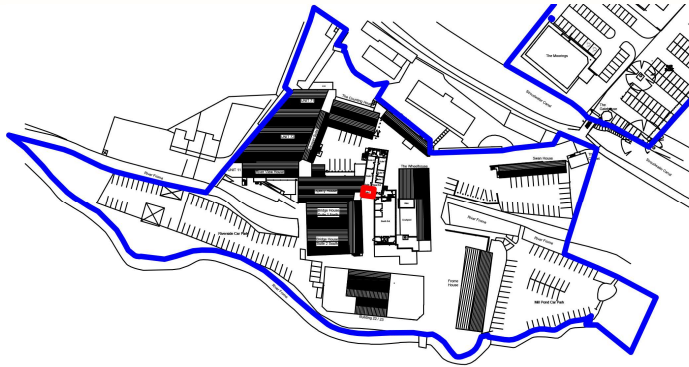
THE WHEELHOUSE COURTYARD



WEST 3RD - COMMUNAL KITCHEN



COMMUNAL MEETING AREA



Site Name: Bond's Mill Estate, Stonehouse, GL10 3RF			
Drawing Title: The Wheelhouse West Third - Suite 1			
Drawing Number: BME-WHWT001		Revision:	
R:\RHG\EVERYONE\CAD\app\RH Logo for Title Block.dwg			
Drawn By: SJL	Date: Mar 18	Scale: 1:200 @ A3	The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0LJ Tel: 01452 690694 www.robert-hillott.co.uk