

**Suite 3, Bank House
Bond's Mill
Stonehouse
Glos GL103RF**

TO LET – Offices



- Character first floor office accommodation in refurbished woollen mill
- Approximately 343 sqft
- 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: £4,459 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 3 is located on the first floor of Bank House at Bond's Mill. The office has a pitched ceiling with feature beams and shares a reception with an intercom system for visitors. The office benefits from feature uPVC windows, gas central heating, ample power and telephone points and carpeting. There is a communal kitchen and toilets including disabled toilet.

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

Description	Sq ft	M ²
First floor office	343	31.9
Total	343	31.9

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2024/2025 is estimated at £4,150 with business rates being payable in this period estimated at £2,266 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 premises are offered by way of flexible terms at a rental of **£4,459** per annum exclusive. There is a service charge payable for the upkeep of the estate and Bank House and the tenant will be liable for buildings insurance.

EPC

The property has an EPC rating of D 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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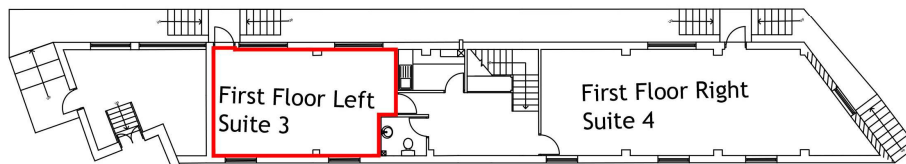
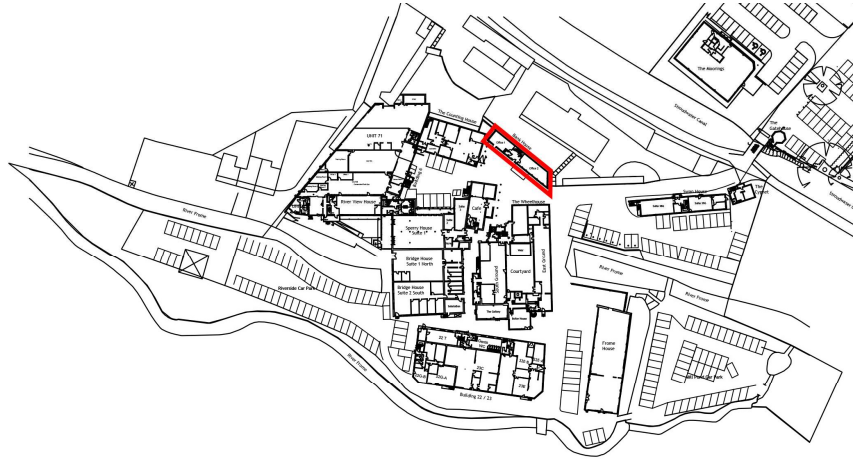




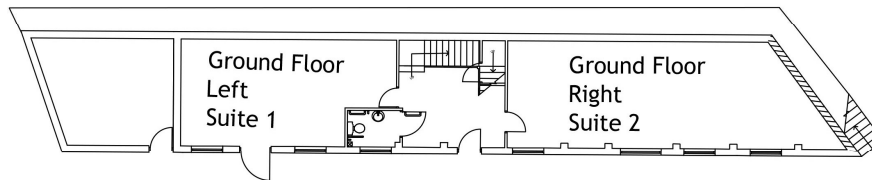
Suite 3



Communal Reception



First Floor Bank House



Ground Floor Bank House