

**Suite 7, West 3rd
The Wheelhouse
Bond's Mill
Stonehouse
Glos GL10 3RF**

TO LET – Office



- **Delightful office accommodation in refurbished woollen mill**
- **Approximately 109 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: £1,472 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

HMH DATE: 17.01.2024

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 7, West 3rd is located in The Wheelhouse of Bond's Mill which has a restored 18th century courtyard. The premises share a furnished reception and there is a passenger lift. There is a courtesy intercom/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 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	109	10.1
Total	109	10.1

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2023/2024 is believed to be £1,125 with business rates being payable in this period of £576 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 **£1,472** 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



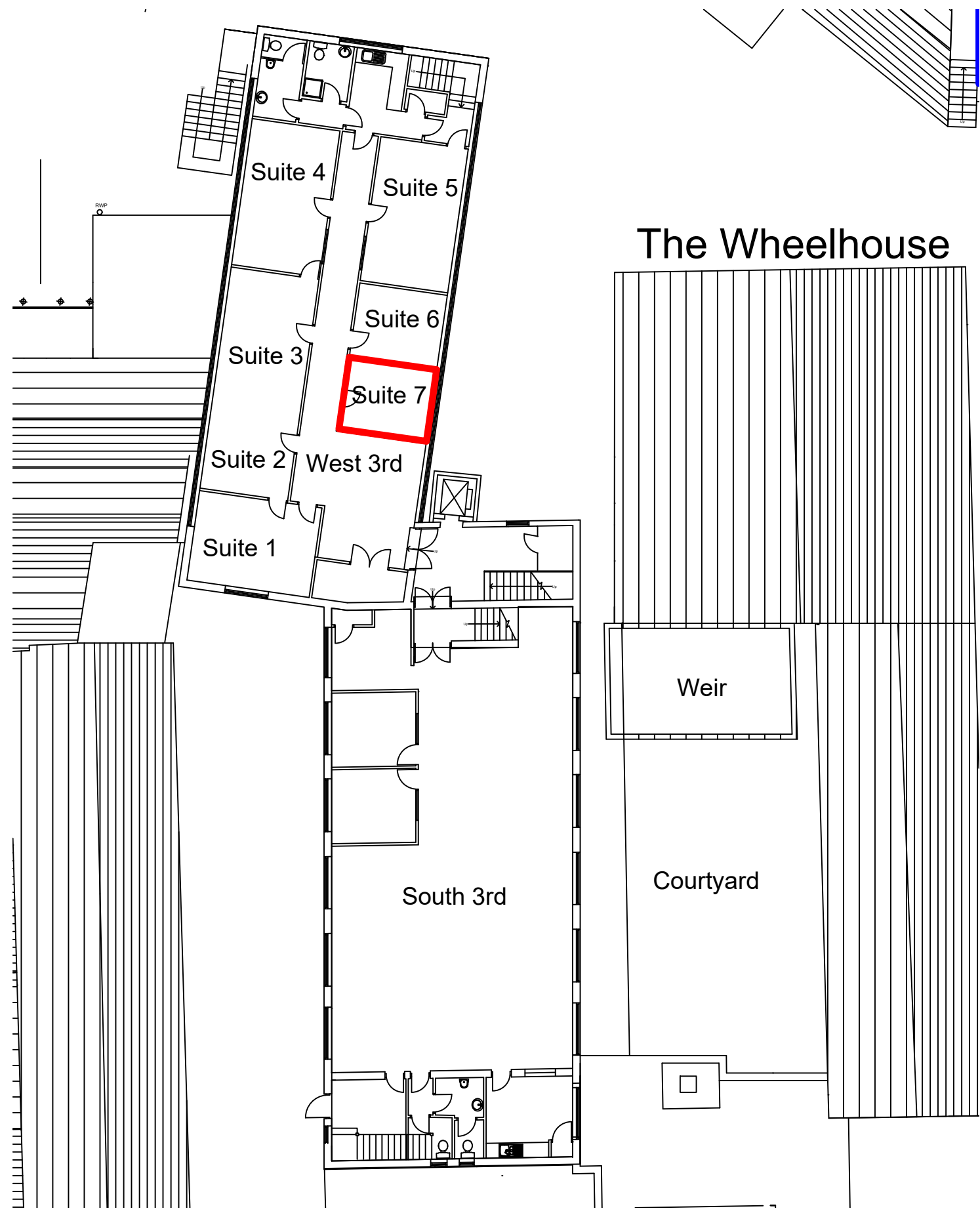
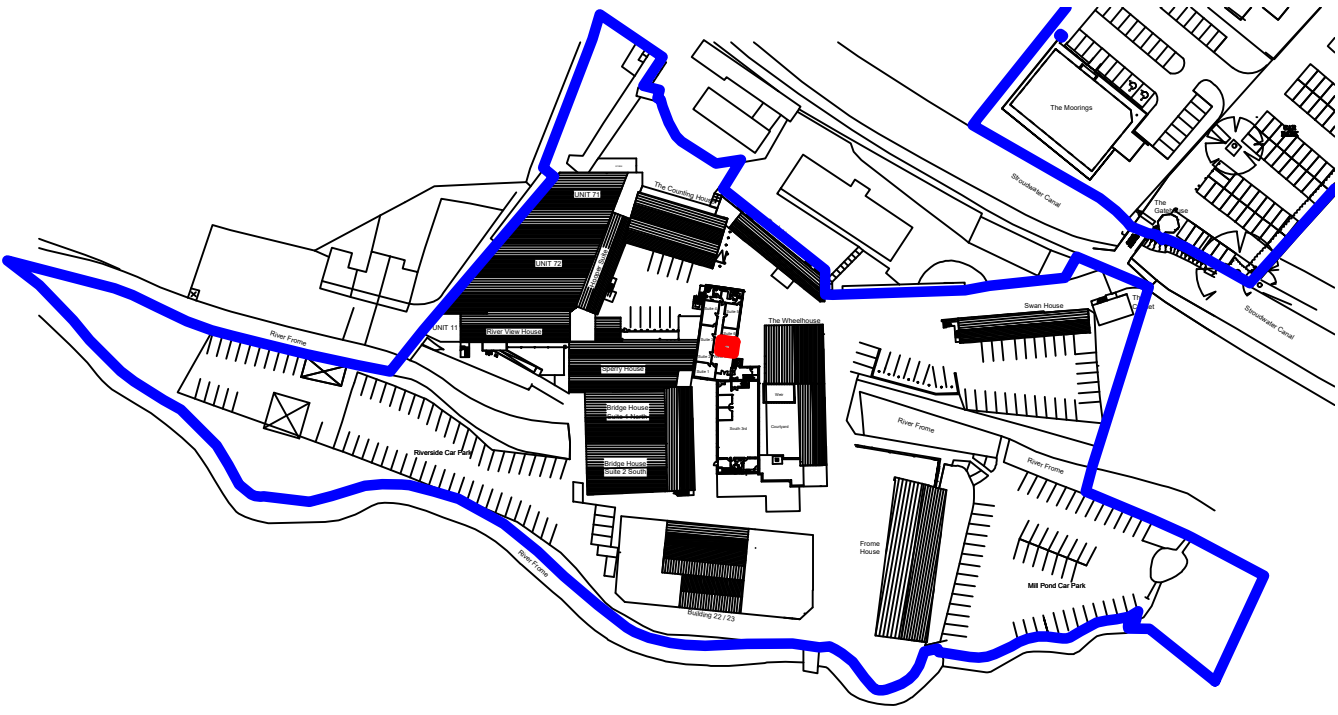
THE WHEELHOUSE COURTYARD



WEST 3RD - COMMUNAL KITCHEN



COMMUNAL MEETING AREA



Site Name: Bond's Mill Estate, Stonehouse, GL10 3RF		
Drawing Title: The Wheelhouse West Third - Suite 7		
Drawing Number: BME-WHWT004	Revision:	R:\RHG\EVERYONE\CAD\Logo\RH Logo for Title Block-01.jpg
Drawn By: SJL	Date: Mar 18	
		Scale: 1:200 @ A3
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