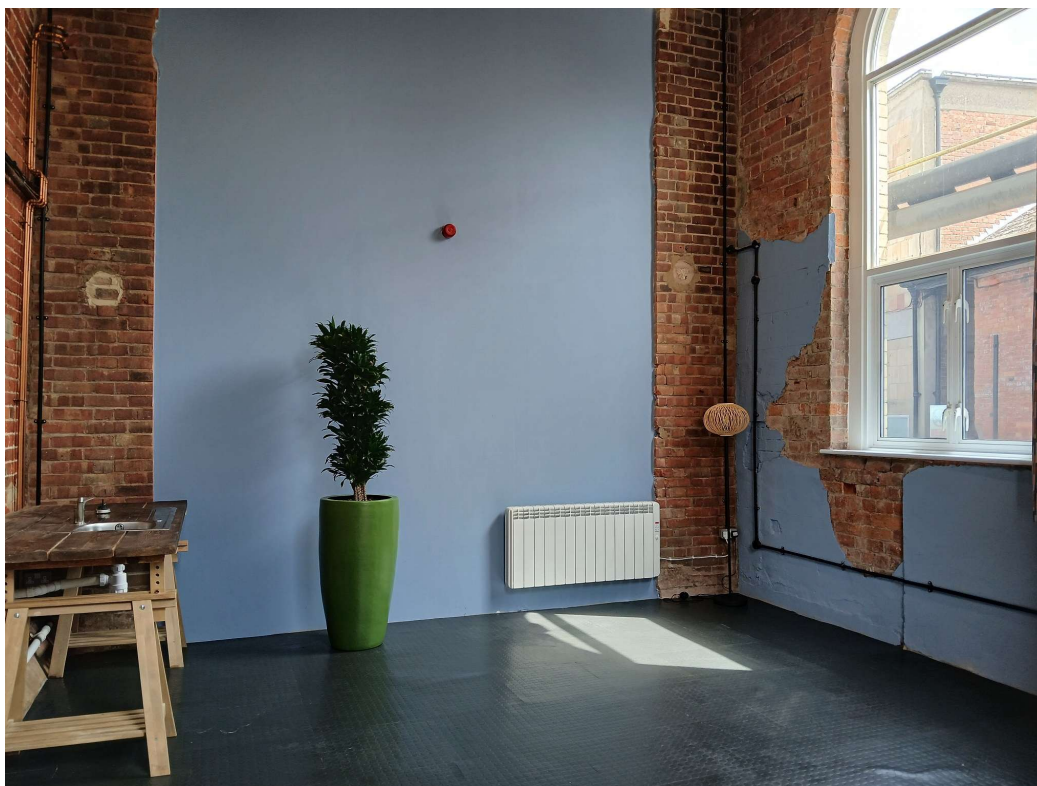


TO LET – Office/Clinic/Workspace

**The Gallery
Bond's Mill
Stonehouse
Glos GL10 3RF**



- Character premises in refurbished woollen mill
- Approximately 305 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: £4,270 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

DATE: 11.08.2025

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

The Gallery is in the heart of the lower mill of Bond's Mill Estate. It is a ground floor unit with its own entrance accessed via two steps. It has a high ceiling with arched windows incorporating privacy film and a cushioned "gym" flooring. There is a water supply to the premises and a useful large sink/worktop unit. Heating is via two electric storage heaters and there are additional power points. Toilet facilities (which cater for the disabled) are available within the communal shower facilities next door to The Gallery.

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

Description	Sq ft	M ²
Ground floor office/clinic/workspace	305	28.3
Total	305	28.3

SERVICES

Mains electricity and water services are connected or available.

RATINGS

The rateable value in 2025/2026 is estimated at £3,600 with business rates being payable in this period estimated at £1,998 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 **£4,270** per annum exclusive. There is a service charge payable for the upkeep of the estate and The Gallery 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

Disclaimer: HawkinsWatton Ltd and their joint agents if any for themselves and for the seller or landlord of the property whose agents they are, give notice that:

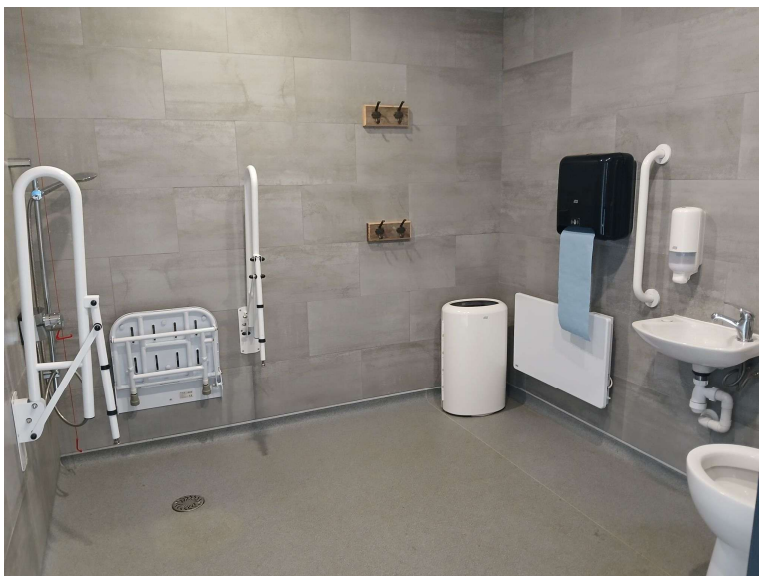
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- vi. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists' impressions or architects' drawings or specification or scope of works or amenities, infrastructure or services or information concerning views, character or appearance and timing concerning availability or occupation and prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Hawkins Watton Ltd shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.





The Gallery entrance





Communal toilet & shower facilities next door to The Gallery



