



# BOND'S MILL

STONEHOUSE

“A Thriving Business Community”

Office Premises To Let





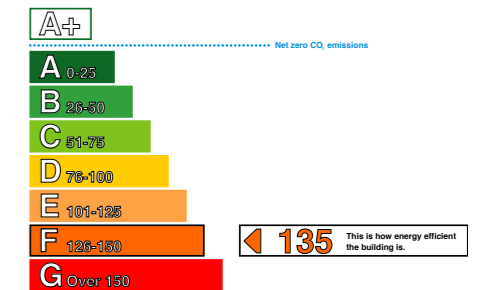
HM Government  
Energy Performance Certificate  
Non-Domestic Building

**Bond's Mill Estate**  
**Bonds Mill**  
**Bristol Road**  
**STONEHOUSE**  
**GL10 3RF**  
**Certificate Reference Number:**  
0220-0531-9150-4499-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website

### Energy Performance Asset Rating

More energy efficient



Less energy efficient

### Technical information

Main heating fuel: Natural Gas  
Building environment: Heating and Natural Ventilation  
Total useful floor area (m<sup>2</sup>): 5998.675  
Building complexity (NOS level): 5

### Benchmarks

Buildings similar to this one could have ratings as follows:



# BOND'S MILL STONEHOUSE

Bond's Mill was formerly one of the major woollen mills in the Stroud Valleys. The historic mill buildings are one of the region's most unique business estates offering versatile office accommodation.

### Description

- Office space from 100 ft<sup>2</sup> to 5,000 ft<sup>2</sup>
- Flexible lease terms
- Ample car parking
- Rural location
- On site management
- On site Café
- Easy access to M5/M4 corridor

### Services

Mains water, gas and electricity are connected to the properties. Note: We recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability for their requirements

### Lease terms

A new lease for a negotiable term of years on effectively full repairing and insuring terms.

### Rents

On application to Bond's Mill Estate.

### Rates

Rates are payable direct to Stroud Local Authority. For more information contact Stroud Local Authority on 01453 766321.

### Service Charge

An Estate and Property service charge is payable to the Landlord.

### Not included:

- Business Rates
- Electricity
- Tenants Contents Insurance
- Telephone and Broadband

### Building's insurance

The landlord provides cover for building's insurance and recovers the annual insurance premium from tenants at cost. This does not include the tenant's contents.

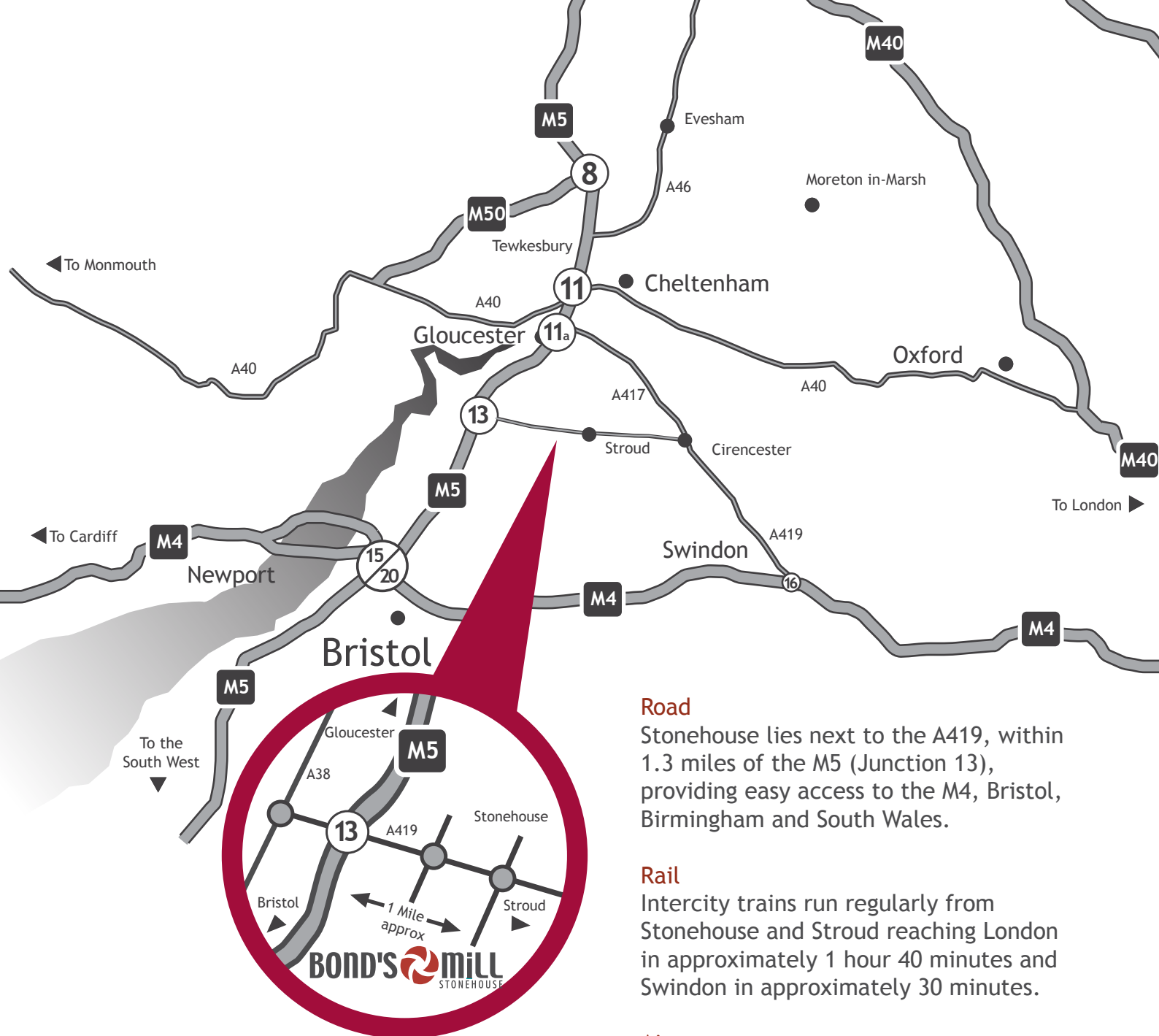
### Legal costs

Each party to bear their own costs.

### VAT

All rents and prices quoted are exclusive of any VAT liability.





### Road

Stonehouse lies next to the A419, within 1.3 miles of the M5 (Junction 13), providing easy access to the M4, Bristol, Birmingham and South Wales.

### Rail

Intercity trains run regularly from Stonehouse and Stroud reaching London in approximately 1 hour 40 minutes and Swindon in approximately 30 minutes.

### Air

International airports at both Bristol and Birmingham provide frequent flights to many international destinations.

For further information contact:

**BOND'S**  **MILL**  
STONEHOUSE

**01242 680694**

[www.bondsmill.co.uk](http://www.bondsmill.co.uk)



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