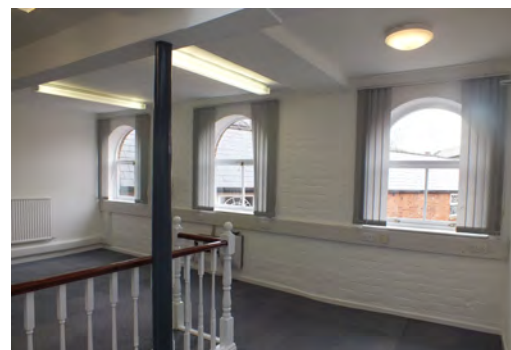




BOND'S  **mill**
STONEHOUSE
“A Thriving Business Community”



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 100ft² to 5,000ft²
- Easy access to M5/M4 corridor
- Rural location
- Flexible lease terms
- On-site:
 - o Parking
 - o Café
 - o Management

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 Insurance

The landlord provides cover for building 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.

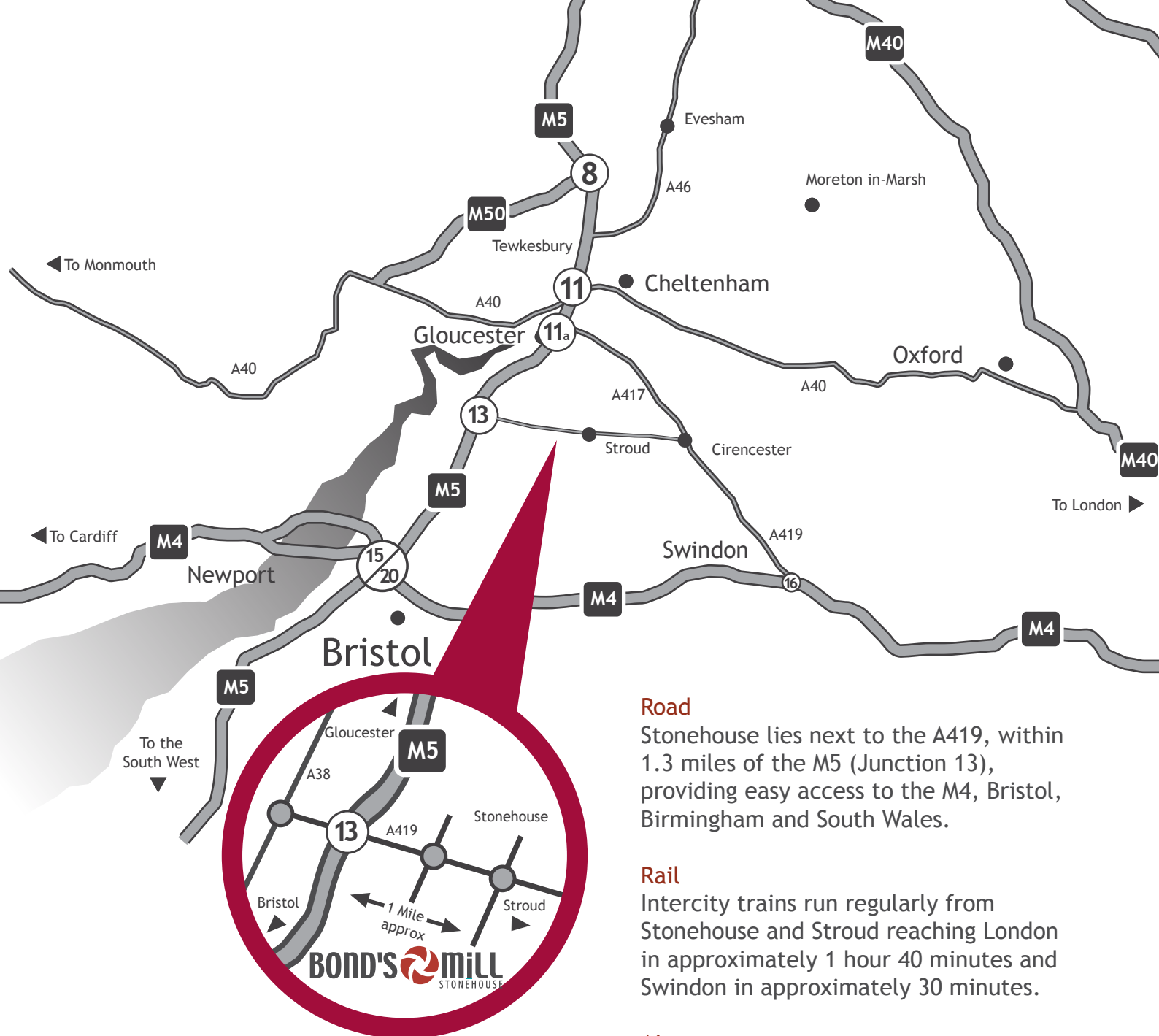
VAT

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



Bond's Mill Estate
Bond's Mill
Bristol Road
Stonehouse
GL10 3RF

Each building has its own EPC rating, E minimum and higher in most properties.



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:

HW Hawkins Watton
01453 753753 / hawkinswatton.co.uk

Robert Hitchens
The Complete Development Solution
01242 680694
www.robert-hitchens.co.uk

BOND'S mill
STONEHOUSE

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www.bondsmill.co.uk