

**Eycott Suite
Swan House
Bond's Mill
Stonehouse
Glos GL10 3RF**

TO LET – Offices



LOCATION

- **Character office accommodation in refurbished woollen mill**
- **Approximately 697 sq ft – ground floor with own entrance**
- **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: £8,364 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

COM/5086s DATE: 23.06.2021

Bond's Mill is a thriving and well managed business estate with on-site parking and good facilities including a café. The site is conveniently located just off Junction 13 of the M5 motorway and within easy reach of surrounding commercial centres. Stonehouse mainline railway station is located approximately one mile away with regular services to London Paddington.

DESCRIPTION

The available suite is located on the ground floor of Swan House occupying a prominent position close to the entrance of Bond's Mill. The suite benefits from two entrances, one directly into the suite at the front of Swan House and the other from the communal entrance door. The suite comprises a main open plan area with adjacent kitchen and an additional small office. The suite benefits from uPVC double glazed windows, gas central heating, ample power points and carpeting.

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

Description	Sq ft	M ²
Ground floor suite	697	64.8
Total	697	64.8

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2021/2022 is believed to be £5,000 with business rates being payable in this period of £2,560 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 **£8,364** per annum exclusive plus VAT. There is a service charge payable for the upkeep of the estate and Swan 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

Disclaimer: Hawkins Watton 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:

- i. These particulars are given and any statement about the property is made without responsibility on the part of Hawkins Watton Ltd or the seller or landlord and do not constitute the whole or any part of an offer or contract.
- ii. Any description, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission, approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title details or any other information set out in these particulars or otherwise provided shall not be relied on as statements or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
- iii. No employee of Hawkins Watton Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospective purchase or letting including in respect of any re-sale potential or value or at all.
- iv. Price or rent may be subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
- v. Except in respect of death or personal injury caused by the negligence of Hawkins Watton Ltd or its employees or agents, Hawkins Watton Ltd will not be liable, whether in negligence or otherwise howsoever, for any loss arising from the use of these particulars or any information provided in respect of the property save to the extent that any statement or information has been made or given fraudulently by Hawkins Watton Ltd.
- 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.



MAIN OFFICE



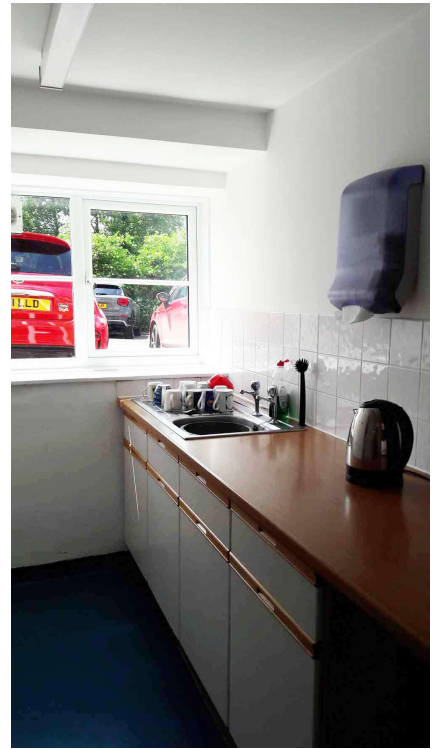
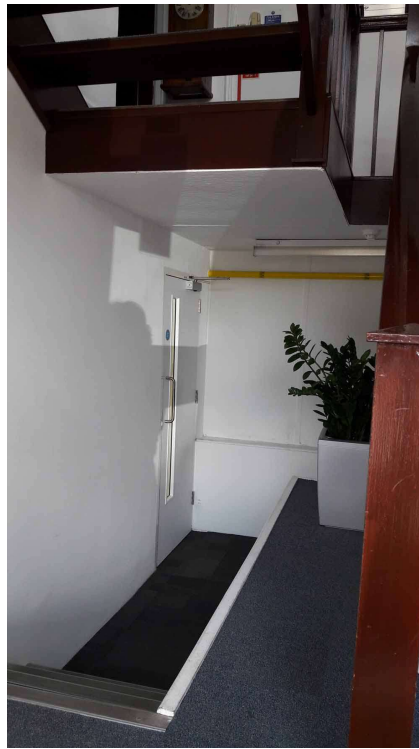
SMALL OFFICE



OWN KITCHEN

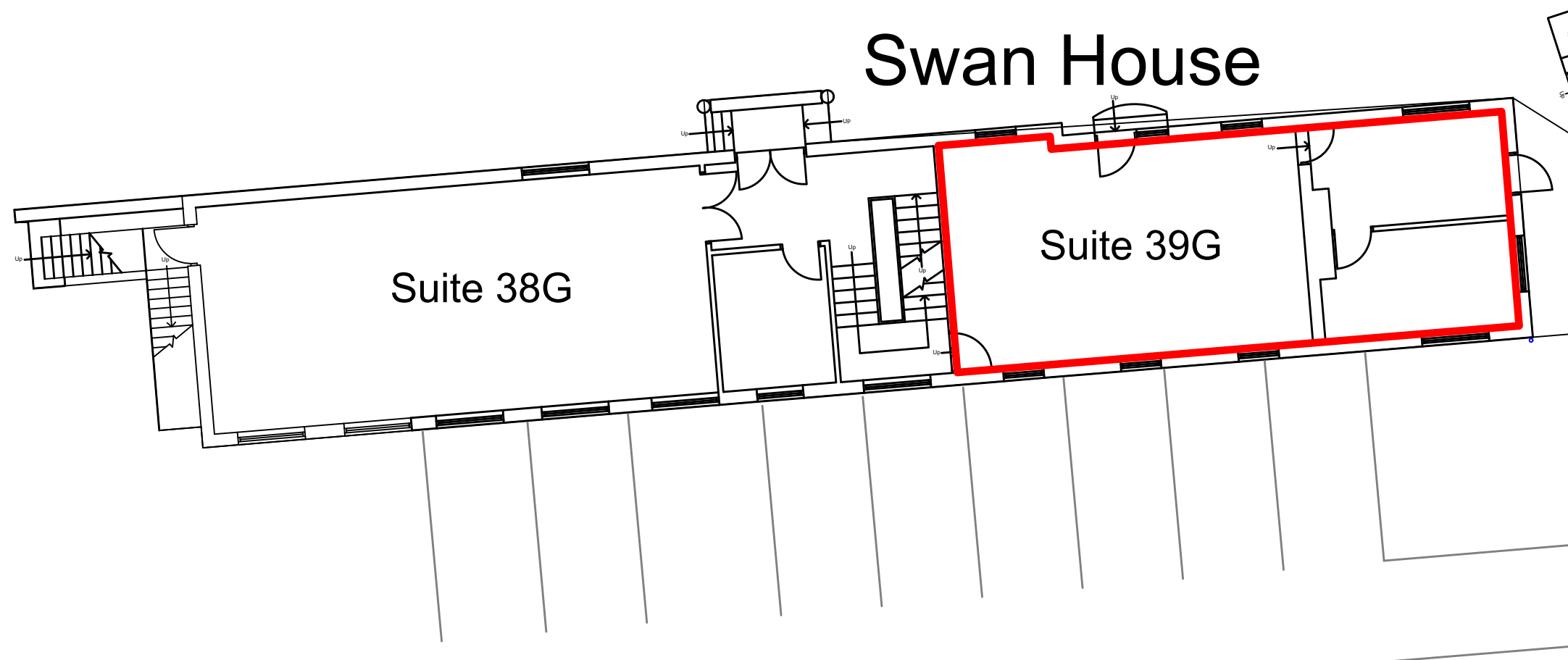
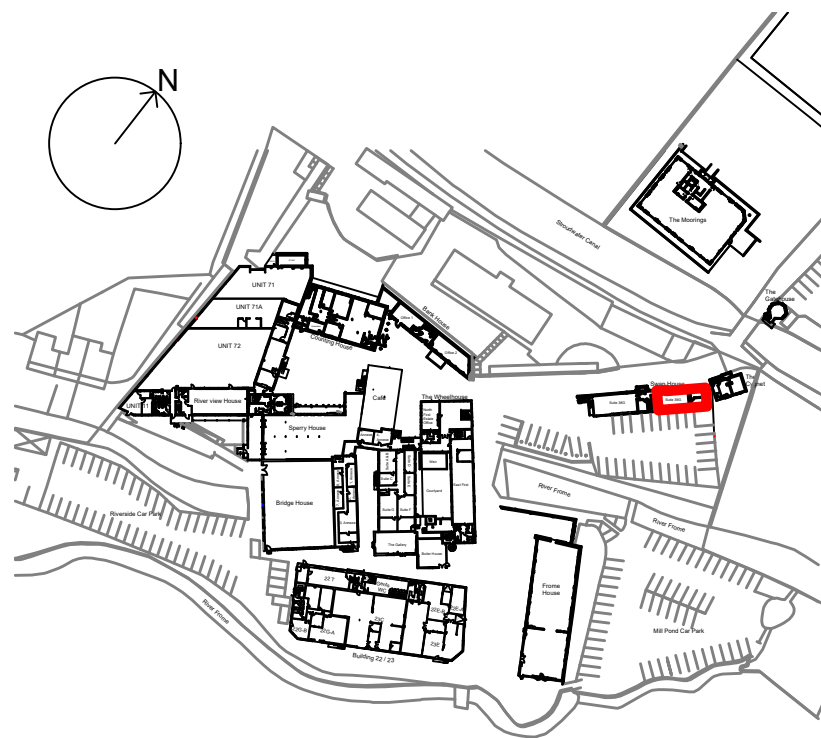



COMMUNAL AREAS





SWAN HOUSE & RIVER FROME



Site Name: Bond's Mill Estate, Stonehouse, GL10 3RF		Drawing Number: BME-SWH39GLP001		Revision:
Drawing Title: 39G, Swan House		Drawn By: SJL	Date: May 21	Scale: NTS
<div> Robert Hitchins The Complete Development Solution <small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0TJ Tel: 01242 680694 www.robert-hitchins.co.uk</small></div>				