

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

TO LET – Office



- **Stunning office accommodation in refurbished woollen mill**
- **Approximately 545 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: £7,630 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

Skylark Suite, 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
Two interlinked offices	545	50.6
Total	545	50.6

SERVICES

All mains services are connected or available.

RATINGS

The rateable value in 2023/2024 is believed to be £6,000 with business rates being payable in this period of £3,072 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 **£7,630** 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

