

**Hooper Suite
Building 6
Bond's Mill
Stonehouse
Glos GL10 3RF**

TO LET – Offices



- **Character office suite accommodation in refurbished woollen mill**
- **Approximately 1035 sq ft**
- **On-site car parking and cafe**
- **Pleasant and peaceful working environment adjoining open fields**
- **Only 1.3 miles from Junction 13 of M5**

RENTAL: £11,903 PER ANNUM EXCLUSIVE (PLUS VAT) SUBJECT TO CONTRACT

COM/5086n DATE: 25.02.2019

LOCATION

Bond's Mill is a thriving and well managed business estate with on-site parking and 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

Hooper Suite is quietly located on the first floor of Building 6 of Bond's Mill. The suite comprises 4 spacious offices with its own access, kitchen and toilet facilities, uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting. There is excellent natural lighting and the whole suite is very light and welcoming.

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

Description	Sq ft	M ²
First floor offices (4 good sized offices, including	1035	96.2
Large open plan office		
Total	1035	96.2

SERVICES

All mains services are connected or available. Heating provided by Bond's Mill and charged via service charge.

RATINGS

The rateable value in 2018/2019 is believed to be £7,400 with business rates being payable in this period of £3,552 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 **£11,903** per annum exclusive plus VAT. There is a service charge payable for the upkeep of the estate and Building 6 and the tenant will be liable for buildings insurance.

EPC

The property has an EPC rating of F and the Certificate is available upon request.

COSTS

As is normal, the ingoing tenant will be liable for the Landlord's legal costs of the transaction.

VIEWING

To arrange a viewing contact the sole agent: Hawkins Watton Ltd on

Tel: 01453 753753 / Email: admin@hawkinswatton.co.uk

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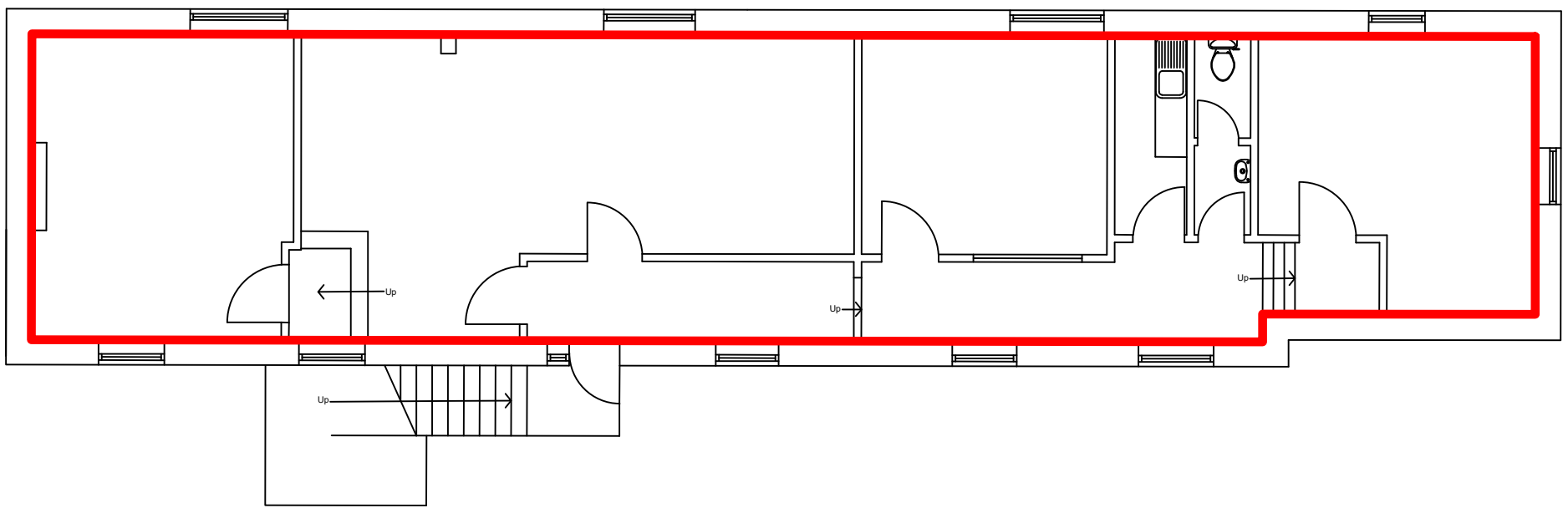
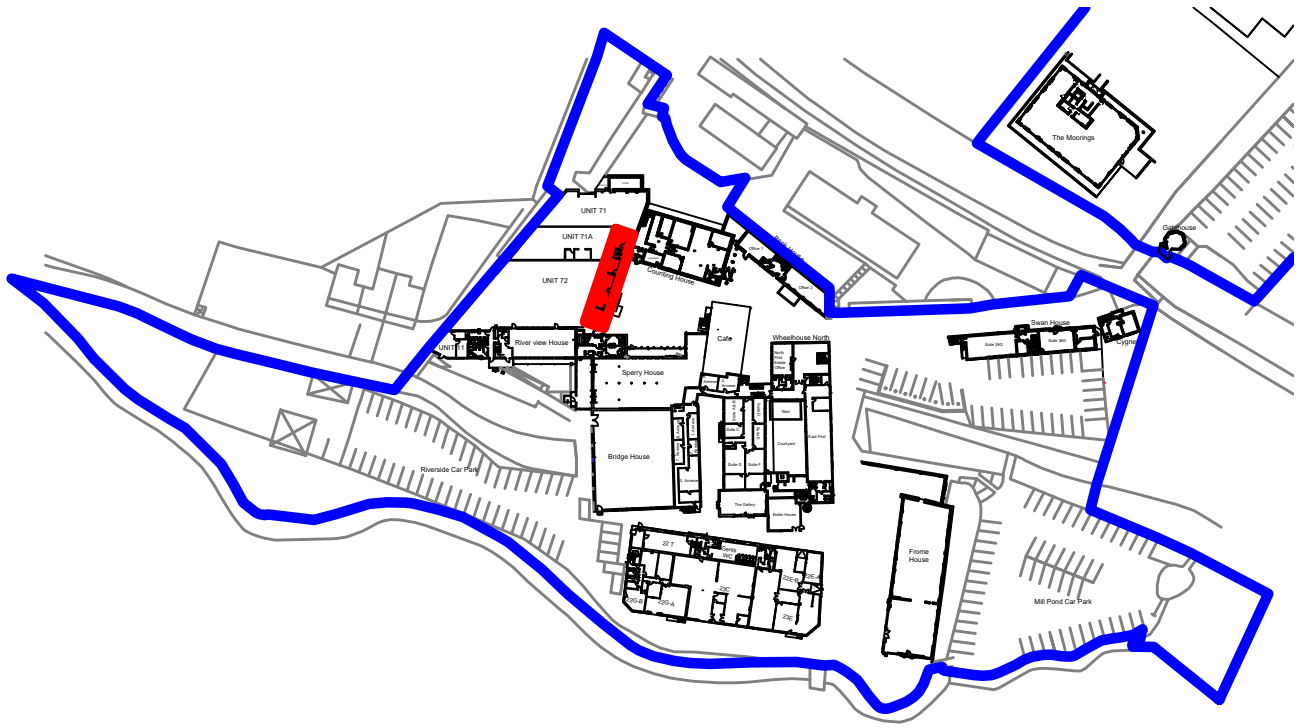
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Site Name: Bond's Mill Estate, Stonehouse, GL10 3RF		
Drawing Title: HOOPER SUITE, FIRST FLOOR, BUILDING 6		
Drawing Number: BME-HPR001	Revision:	
Drawn By: SJL	Date: Mar 18	Scale: 1:100 @ A3
 Robert Hitchins The Complete Development Solution <small>The Manor, Boddington, Cheltenham, Gloucestershire, GL51 0J Tel: 01242 680694 www.robert-hitchins.co.uk</small>		