



## TO LET

2,803 SQ FT

(260.41 SQ M)

**£36,439 PER ANNUM**

Stunning office  
accommodation in  
refurbished woollen mill

- Approximately 2803 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

## Summary

Available Size	2,803 sq ft
Rent	£36,439 per annum
Service charge	Upon enquiry
Estate charge	Upon enquiry
EPC Rating	C
VAT	Applicable

## 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 and 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

Eagle Suite is located on the 3rd & 4th floors of The Wheelhouse of Bond's Mill overlooking restored 18th century courtyard, the River Frome and open fields. The premises share a furnished reception and there is a passenger lift. There is a courtesy telephone link for visitors to contact each tenant. The office comprises a main floor of approximately 2,000 sq ft plus a separate upper floor accessed by an internal staircase. Eagle Suite benefits from uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting. It is self-contained with kitchen and toilets.

## SERVICES

All mains services are connected or available.

## RATINGS

The rateable value in 2025/2026 is believed to be £28,750 with business rates being payable in this period of £15,956 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 £36,439 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..

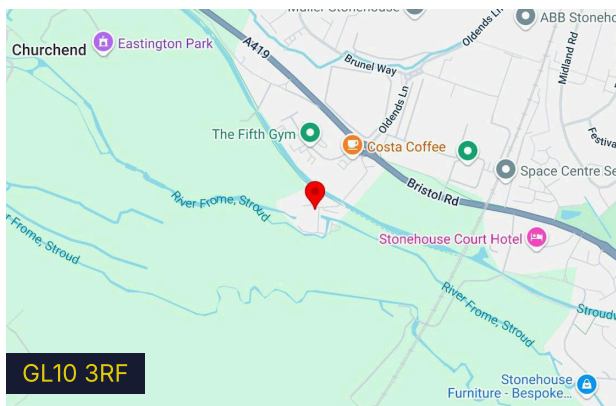
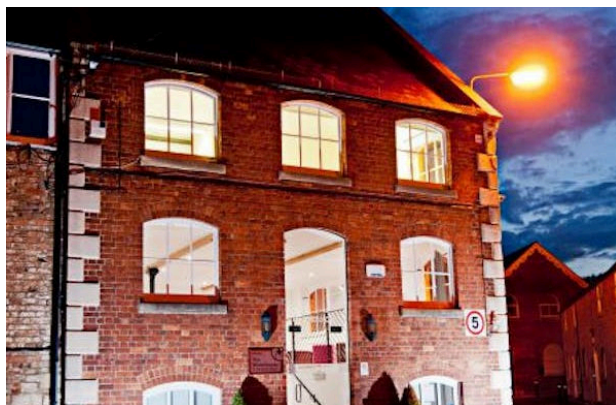
## EPC

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

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
3rd - office	2,000	185.81
4th - office	803	74.60
<b>Total</b>	<b>2,803</b>	<b>260.41</b>



GL10 3RF

## Viewing & Further Information



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Warehouse Fourth Floor



Warehouse Third Floor

Sond's Mill Estate, Stonehouse, GL10 3RP	
Warehouse Eagle Suite	
BME-WHES001	
32	100 sq. ft.