

Heron Suite

The Wheelhouse, Bond's Mill, Stonehouse, GL10 3RF



TO LET

1,975 SQ FT
(183.48 SQ M)

£25,675 PER ANNUM

Stunning office
accommodation in
refurbished woollen mill

- Approximately 1,975 sq ft
- On-site car parking, bike storage, showers and café
- Pleasant and peaceful working environment adjoining open fields
- Only 1.3 miles from Junction13 of M5

Summary

Available Size	1,975 sq ft
Rent	£25,675 per annum
Service charge	Upon enquiry
Estate charge	Upon enquiry
EPC Rating	C

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

Heron Suite is located on the second floor of the mill's central building - The Wheelhouse. It is light and airy with views across open fields. The premises share a furnished reception, restored 18th century courtyard and there is a passenger lift. There is a courtesy telephone link for visitors to contact each tenant. The office has its own galley kitchen and communal male and female toilets are located close by. Heron Suite benefits from uPVC double glazed windows, gas central heating, ample power and telephone points and carpeting. The current layout is mainly open plan but with a glazed partitioned office/meeting room.

RATINGS

The rateable value in 2025/26 is believed to be £21,000 with business rates being payable in this period of £11,655 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

SERVICES

All mains services are connected or available.

TERMS

The property is offered by way of a new lease at a commencing rental of £25,675.00 per annum exclusive plus VAT. There is a service charge payable for the upkeep of the estate and The Wheelhouse and the tenant will also be liable for buildings insurance.

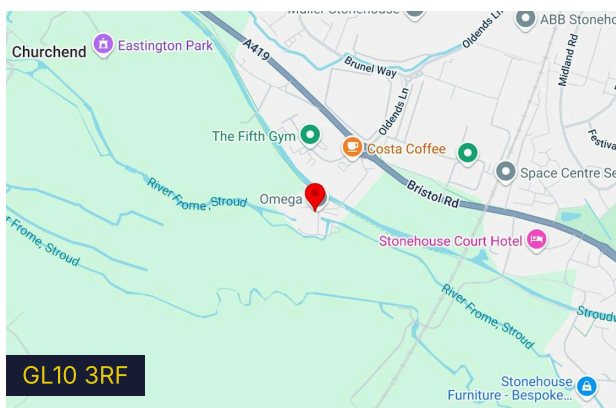
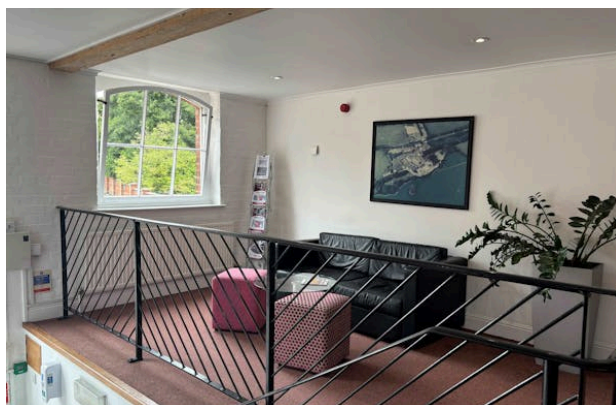
EPC

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
2nd	1,975	183.48
Total	1,975	183.48



Viewing & Further Information



John Hawkins
01453 753753 | 07596 764276
john@hawkinswatton.co.uk



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