



TO LET

- Popular commercial area
- 1460ft² of commercial space
- Well access with good commuter links
- Available to rent
- Recently fully renovated

1st Floor – The Bone Mill

New Street, Charfield, Wotton-under-Edge,
Glos, GL12 8ES

£11,500 per annum plus VAT

In excess of 1460ft² of high-quality office space on the first floor within a period building on the outskirts of the village of Charfield offering excellent commuter links to Junction 14 of the M5 motorway.

DESCRIPTION

Providing in excess of 1460ft², the first floor offers a well lit and flexible working environment. With high ceilings and windows throughout this property provides a period yet modern and flexible work space.

LOCATION

The site is situated on an existing commercial centre in a quiet rural setting near Wotton-under-Edge. The property is convenient for regional and national road networks being just 3 miles from junction 14 of the M5 providing access to the centres of Bristol, Bath, Cheltenham and Gloucester.

ACCOMMODATION

The Bone Mill is a Grade II Listed commercial property set over five floors in a semi-rural location benefitting from excellent commuter links. The building provides high quality office space over four floors having been extensively overhauled to provide modern accommodation while retaining its many period features and would be suitable for a range of uses.

First Floor office – approximately 1460 ft² - £11,500 per annum

All floors are accessed by a communal stair well and each benefit from private kitchen and toilet facilities.

SERVICES

Mains electric and water is provided with separate meters and monthly invoices charged by landlord. The Tenant is subject to a monthly service charge which covers, insurance, communal cleaning.

TERMS OF TENANCY

The tenancy will be written under the statute of the Landlord and Tenant Act 1954 excluding the renewal provisions contained within s24 to s28 of the same.

Ideally the Tenancy term will be for at least 3-5 years with the opportunity of a Break Clause, if desired.

The Landlord will be responsible for external repairs and the structural insurance, the premium of which will be recoverable from the Tenant. The Tenant will be responsible for internal repairs along with all outgoings including but not limited to water, drainage, electric and business rates.

DEPOSIT

A deposit of a minimum of 2 calendar months will be requested from the Tenant prior to entry. This will be returned minus any appropriate deductions at the cessation of the Tenancy.

BUSINESS RATES

Current Rateable Value of £15,500 as of March 2023

SETUP FEE

The tenant will contribute £500 (plus VAT) toward the preparation of each Tenancy Agreement and a Record of Condition with regards to the tenancy.

LOCAL AUTHORITY

Council: South Gloucestershire District Council
Tel: 01454 868003

VIEWING

Strictly by appointment with the Agents: David James, Tel 01453 843720.

Ref:

Date: 7th May 2025

PLANS AND PARTICULARS Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate. No responsibility is taken for such error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective applicant. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given. Both plan and particulars are believed to be correct. They do not constitute any part of any offer or contract and any intending applicants must satisfy themselves by inspection or otherwise, as to the correctness of each of the statements contained in these particulars. All such statements are made without responsibility on the part of David James or the landlord. Applicants must satisfy themselves that they are happy to put forward an offer once they have made their own enquiries as to any planning applications or flight paths and satisfied their personal requirements. David James do not accept any responsibility for act of omission.

WAYLEAVES, RIGHTS OF WAY, EASEMENTS, ETC The property is sold subject to all rights including rights of way whether public or private, light, support, drainage, water and electricity supplies and other rights, covenants, agreements and all existing and proposed wayleaves, masts, pylons, stays, cables, drains and water, gas or other pipes whether referred to in these particulars or not and to the provisions of any planning scheme of the County or Local Authorities.

