

The Cygnet

Bond's Mill, Stonehouse, GL10 3RF

HW Hawkins
Watton



TO LET

378 TO 763 SQ FT
(35.12 TO 70.89 SQ M)

£6,104 PER ANNUM

Character two-storey
standalone building in
refurbished woollen mill

- Approximately 763 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	378 to 763 sq ft
Rent	£6,104 per annum
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

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

The Cygnet overlooks the Stroudwater Canal and is located at the entrance to the Lower Mill of Bond's Mill Estate. The first floor comprises lobby and 3 offices – it is carpeted throughout with ample power and telephone points. The ground floor comprises lobby, toilet, large kitchen and a separate room to the rear. The Cygnet has gas central heating. If required, there are communal disabled toilet facilities in the multi-let building next door – Swan House.

SERVICES

All mains services are connected or available. We have not tested any of the existing service installations and interested parties are advised to obtain independent specialist advice regarding the condition of the service connections.

TERMS

The premises are offered by way of flexible terms at a rental of £6,104.00 per annum exclusive plus VAT. There is a service charge payable for the upkeep of the estate and The Cygnet and the tenant will be liable for buildings insurance

RATINGS

The Rateable Value in 2025/2026 is estimated at £6,400 with Business Rates being payable in this period estimated at £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.

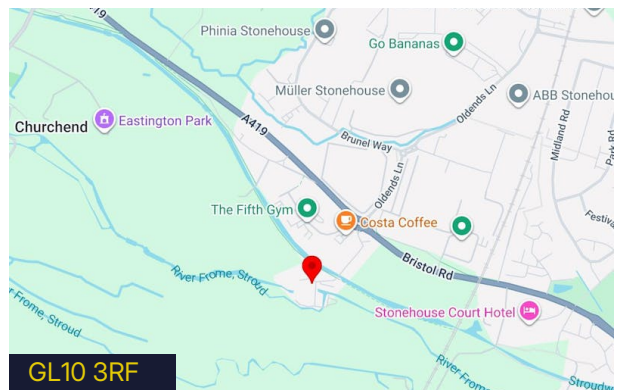
EPC

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

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground - workspace	378	35.12
1st	385	35.77
Total	763	70.89



Viewing & Further Information



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