

# Suite 3

Bank House, Bonds Mill, Stonehouse, GL10 3RF



## TO LET

343 SQ FT  
(31.87 SQ M)

£4,459 PER ANNUM

Character first floor office accommodation in refurbished woollen mill

- Approximately 343 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	343 sq ft
Rent	£4,459 per annum
Rates Payable	£2,266 per annum 2024/25
Rateable Value	£4,150
Service Charge	Payable on upkeep of estate and Bank House
VAT	Applicable
Estate Charge	Payable on upkeep of estate and Bank House
EPC Rating	D

## Description

Suite 3 is located on the first floor of Bank House at Bond's Mill. The office has a pitched ceiling with feature beams and shares a reception with an intercom system for visitors. The office benefits from feature uPVC windows, gas central heating, ample power and telephone points and carpeting. There is a communal kitchen and toilets including disabled toilet.

## SERVICES

All mains services are connected or available.

## RATINGS

The Rateable Value in 2024/2025 is estimated at £4,150.00 with Business Rates Payable in this period estimated at £2,266.00 before any Business Rate Relief may be 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 £4,459 per annum exclusive. There is a service charge payable for the upkeep of the estate and Bank House and the tenant will be liable for buildings insurance.

## EPC

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

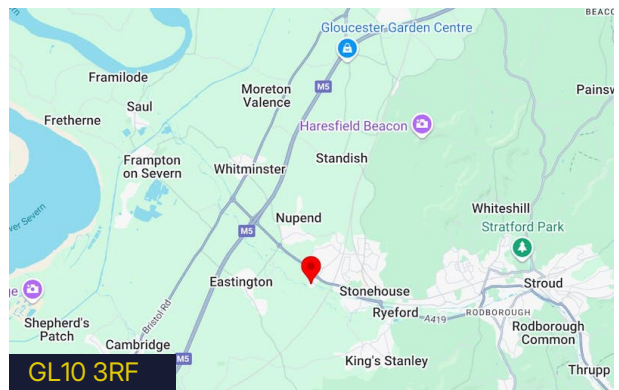
## Location

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.

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st	343	31.87
<b>Total</b>	<b>343</b>	<b>31.87</b>



## Viewing & Further Information



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