

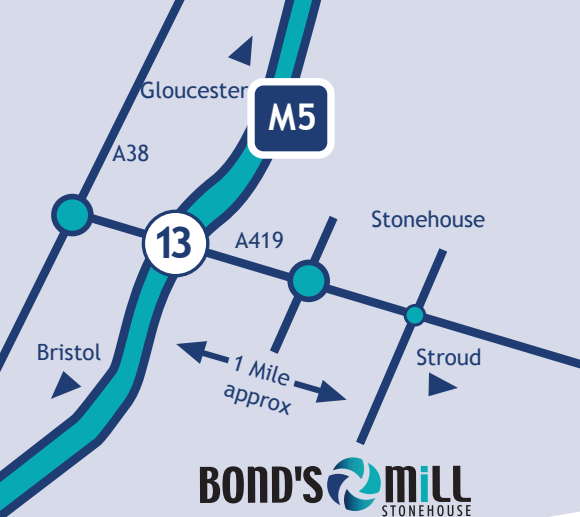
Offices from 225 ft² (21 m²) to 2,875 ft² (267 m²)



BOND'S  **miLL**
STONEHOUSE

The Counting House

Bond's Mill, Bristol Road
Stonehouse, Glos GL10 3RF



BOND'S mill STONEHOUSE

History

Bond's Mill was formerly one of the major woollen mills in the Stroud Valleys. The historic mill buildings are now at the heart of the Estate. Bond's Mill provides varying accommodation suitable for different business activities, in pleasant rural surroundings.

Location

The site is conveniently located to the M5 being only 1.3 miles from junction 13 and within easy reach of other commercial/business areas. The main line railway station at Stonehouse is approximately 1 mile away, with regular services to London Paddington. There are regular bus services from Gloucester via Stonehouse to Stroud.

Features

- Partitioned and open plan space, 225 ft² (20.9 m²) to 2,875 ft² (267.1 m²)
- Two storey office building
- Gas fired central heating
- Ample car parking
- Kitchen Facilities
- On-site Café
- On-site meeting rooms for hire

Services

Mains water, gas and electricity are connected to the properties.

Note: We recommend that prospective tenants satisfy themselves as to their condition, efficiency and suitability for their requirements.

Lease terms

A new lease for a negotiable term of years on effectively full repairing and insuring terms.

Rents

On application with the sole agents.

Rates

We advise all interested parties to undertake their own enquiries as to the current rateable value.

Service charge

An estate and property service charge is payable to the landlord. A full service charge schedule is available on request.

Building's insurance

The landlord provides cover for building's insurance and recovers the annual insurance premium from tenants at cost. This does not include the tenant's contents.

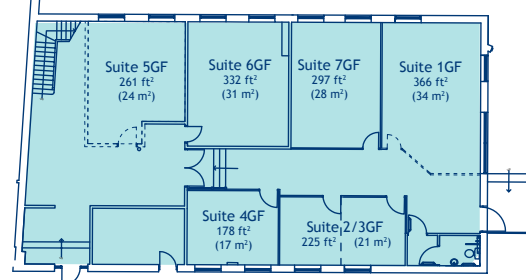
Legal costs

The in-going tenant will be responsible for the landlord's reasonable legal costs incurred in the transaction.

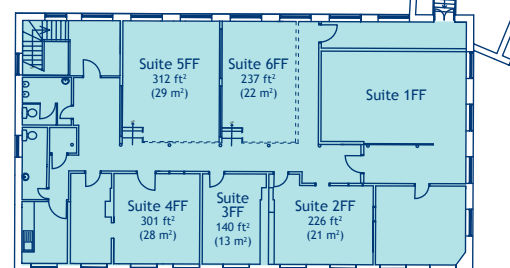
VAT

All rents and prices quoted are exclusive of any VAT liability.

Ground Floor



First Floor



Viewing by appointment with sole agent:

alder king
PROPERTY CONSULTANTS
01452 623290
www.alderking.com

Viewing arrangements

Strictly by appointment with sole agents Alder King: John Hawkins or Rob Holley
jhawkins@alderking.com or rholley@alderking.com
01452 623 290

Subject to contract

Creating Property Solutions

 **Robert Hitchins Limited**
01242 680694
www.robert-hitchins-properties.co.uk

Energy Performance Certificate

Non-Domestic Building



Bond's Mill Estates
Bonds Mill
Bristol Road
STONEHOUSE
GL10 3RF

Certificate Reference Number:

0220-0531-9150-4499-8006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

◀ **135**

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 5998.675
Building complexity (NOS level): 5

Benchmarks

Buildings similar to this one could have ratings as follows:

44 If newly built

87 If typical of the existing stock