

First Floor Office - 1,873 ft<sup>2</sup> (174 m<sup>2</sup>)



**BOND'S**  **miLL**  
STONEHOUSE

**Riverview House**

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



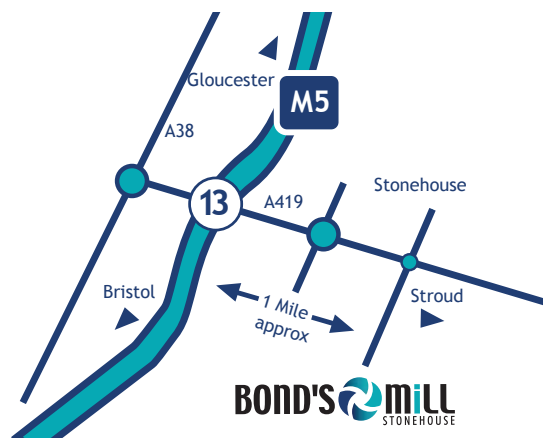
# BOND'S mill STONEHOUSE

## 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

- First Floor office measuring 1,873 ft<sup>2</sup> (174 m<sup>2</sup>)
- Gas fired heating
- Shared kitchen, WC and shower facilities
- Ample car parking
- On-site meeting rooms for hire
- Pleasant rural outlook
- On-site Café

## 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.

## Viewing arrangements

Strictly by appointment with sole agents

Alder King:

John Hawkins or Rob Holley

[jhawkins@alderking.com](mailto:jhawkins@alderking.com) or

[rholley@alderking.com](mailto:rholley@alderking.com)

01452 623 290

## Subject to contract

Viewing by appointment with sole agent:



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