

HIGH QUALITY, CAMPUS STYLE OFFICE—TO LET

Building 1, Monarch Court, Emersons Green, Bristol, BS16 7FH



- Self contained, with own front door
- Approximately 9,048 sq ft (840.5 sq m)
- Excellent on site car parking
- Modern, open plan floor plates
- Recently refurbished to a very high standard
- Contemporary communal areas and WC facilities
- Passenger lift providing full DDA access



Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and no reliance should be placed on any statements or representation.

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COOK**
0117 934 9977

LOCATION

Monarch Court is an attractive landscaped business Park prominently located within Emersons Green fronting the A4174 Ring Road and is approximately two miles to the east of J1 of the M32. There is easy access to Bristol Parkway railway station and Metrobus routes.

Emersons Green is an established office location which is home to a variety of local and national occupiers. The area benefits from a district shopping centre which offers a range of retail and leisure amenities and the Science Park is within walking distance. There is also a Costa Coffee, a Greggs, and McDonalds on site.

DESCRIPTION

The property comprises a modern, semi detached, two storey office building providing open plan working accommodation on two floors.

The office accommodation benefits from new carpet flooring and decorations, raised floors with floor boxes, suspended ceilings, LED lighting, gas central heating and air conditioning.

The building has recently been refurbished to provide a contemporary reception area and WC facilities and the property also benefits from a passenger lift.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice (6th Edition), the property has an approximate net internal floor area of **9,048 sq ft (840.5 sq m)**.

CAR PARKING

The property benefits from an excellent car parking ratio of 1:180 sq ft therefore there are approximately 50 allocated car parking spaces.

TERMS

The property is available to rent by way of a new full repairing and insuring lease for a term of years to be agreed.

ESTATES CHARGE

An estates charge will be payable towards the upkeep and maintenance of the business park – further information available upon request.

RENT

£19.50 psf pax.

BUSINESS RATES

In accordance with the Valuation Office Agency website (www.voa.gov.uk), the property has the following designation:-

Rateable Value: £143,000

Rates Payable (2025 / 2026): £79,365

EPC

Rating C (67).

VAT

The property is elected for VAT and therefore VAT is payable on all prices.

LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

For further information or for an appointment to view, contact the joint agents: -

Burston Cook

FAO: Finola Ingham FRICS

Tel: 0117 934 9977

Email: finola@burstoncook.co.uk

Hartnell Taylor Cook

FAO: Natalie Bennett

Tel: 0117 923 9234

Email: natalie.bennett@htc.uk.com

SUBJECT TO CONTRACT

Updated August 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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