



 **NEWLY
REFURBISHED
HQ OFFICE -
AVAILABLE AS A
WHOLE, OR ON
A FLOOR BY
FLOOR BASIS**

 **SIZE (NIA)**
4,552 - 9,162 sq ft
423 - 852 sq m

 **CAR PARKING**
50 CPS

£ **QUOTING RENT**
£19.50 psf

TO LET





THE OPPORTUNITY

- Available to lease as a whole, or on a floor by floor basis.
- Use Class E planning - therefore suitable for a wide range of uses.
- Excellent on site parking.
- Quoting £19.50 psf pax.
- Passenger lift providing full DDA access.

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 clear span floor plates over two floors.



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

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.

ACCOMMODATION

The property has the following approximate Net Internal Area in accordance with the RICS Code of Measuring Practice (6th edition): -

AREA	SQ FT	SQ M
GROUND FLOOR	4,552	422.89
FIRST FLOOR	4,610	428.28
TOTAL	9,162	851.57

NB: The property is available to let on a floor by floor basis, or as a whole.

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 (for the whole building).

TENURE

The property is available by way of a new effectively full repairing and insuring lease for a term of years to be agreed with the landlord. A small estates charge is payable. If the property is to be let on a floor by floor basis, a service charge will also be payable.

RENT

Quoting £19.50 per square foot, per annum exclusive.

PLANNING

We understand the property benefits from Use Class E planning.
All parties are advised to make the own enquiries.

BUSINESS RATES

In accordance with the [Valuation Office Agency](#) website, the property has the following designation as of April 2026:

Rateable Value:	£114,000
Rates Payable:	£54,720
Car Parking Rateable Value:	£13,000

All parties are advised to make their own enquiries.





VAT

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

EPC

The property has an [Energy Performance](#) rating of C (67).

LEGAL FEES

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

ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burstons Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burstons Cook expertise and accordingly Burstons Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

MISREPRESENTATION ACT 1967

This marketing brochure is for guidance purposes only and does not constitute an offer or contract, and must not be relied on as statements or representations of fact.

AI DISCLAIMER

Images may have been digitally enhanced using AI to improve clarity, brightness and colour, however no material changes have been made to the property itself. Prospective occupiers/purchasers should rely on a physical inspection of the property.

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the sole agent:

BURSTON COOK

SUBJECT TO CONTRACT

UPDATED APRIL 2026



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