

SELF CONTAINED OFFICE—TO LET

2 Monarch Court, Emersons Green, Bristol, BS16 7FH



- High quality, campus style office building
- Self-contained with own entrance
- Approximate NIA of 6,750 Sq Ft (627.10 Sq M)
- Excellent on-site car parking provision—39 car spaces
- Modern, open plan floorplates
- Use Class E—therefore suitable for a range of uses



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**
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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 and there is also a Costa Coffee, Greggs and McDonalds on site.

DESCRIPTION

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

Building 2 benefits from the following specification and has been fully refurbished to a high specification on include:

- Full raised access floors
- Gas fired central heating
- Cycle racks
- Suspended ceiling with LED lighting
- Air conditioning
- Shower facility
- Disabled WC and WC facilities
- Open plan floor plates
- Passenger Lift

CAR PARKING

The property benefits from an excellent car parking ratio, with 39 spaces.

ACCOMMODATION

In accordance with the RICS Code of Measuring Practice, the property has the following approximate floor areas:

Ground Floor:	3,375 sq ft	(313.55 sq m)
First Floor:	3,375 sq ft	(313.55 sq m)
Total:	6,750 sq ft	(627.10 sq m)

TENURE

The office is available by way of a new effectively full repairing and insuring lease by way of a service charge, for a term of years to be agreed. There is a small estates charge payable.

RENT

On application.

BUSINESS RATES

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

Floor	Rateable Value	Rates Payable 2026/2027
Ground	£38,750	
First	£39,000	

The allocated car parking also has the following Rateable Values:-

Car parking: £6,500 (10 cps)	Car parking: £6,500 (10 cps)
Car parking:£10,250 (16 cps)	Car parking: £2,600 (4 cps)

PLANNING

Use Class E – therefore suitable for a wide range of uses.

VAT

We have been advised that the property is elected for VAT.

EPC

Rating C (73).

LEGAL FEES

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

VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

Burston Cook	Hartnell Taylor Cook
FAO: Finola Ingham FRICS	FAO: Chris Grazier MRICS
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SUBJECT TO CONTRACT

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