

2 MONARCH COURT, EMERSONS GREEN, BRISTOL, BS16 7HF

BURSTON COOK
0117 934 9977



TO LET

 HIGH QUALITY
CAMPUS STYLE
OFFICE TO RENT

 SIZE (NIA)
3,375 - 6,750 SQ FT
313 - 627 SQ M

£ QUOTING RENT
£19.50 PSF PAX

 PARKING
39 SPACES





THE OPPORTUNITY

- Approximate NIA of 6,750 Sq Ft (627.10 Sq M)
- Could be split to provide floor plates of approx. 3,375 sq ft
- Excellent on-site car parking provision—39 car spaces
- Modern, open plan floorplates & newly refurbished
- Use Class E—therefore suitable for a range of uses

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 has been refurbished throughout with passenger lift, full raised access floors, suspended ceiling with LED lighting, air conditioning, shower and WC facilities and feature staircase

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 (UNDER OFFER)	3,375	313.5
FIRST FLOOR	3,375	313.5
TOTAL	6,750	627.1

CAR PARKING

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

TENURE

The property 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 with the landlord.

RENT

Quoting £19.50 psf pax.

BUSINESS RATES

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

Ground Floor:

Rateable Value: £38,750
Rates Payable (2026): £16,740

First Floor:

Rateable Value: £39,000
Rates Payable (2026): £16,848

Car parking: £6,500 (10 cps)

Car parking: £6,500 (10 cps)

Car parking: £10,250 (16 cps)

Car parking: £2,600 (4 cps)

All parties are advised to make their own enquiries.





PLANNING

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

VAT

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

EPC

The property has an Energy Performance rating of C(73).

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, Burston 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 Burston Cook expertise and accordingly Burston 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.

SUBJECT TO CONTRACT

APRIL 2026



VIEWING AND FURTHER INFORMATION

Strictly by appointment only through the joint agents:

BURSTON COOK

Finola Ingham
Finola@burstoncook.co.uk
0117 9349977

HTC

Chris Grazier
Christopher.Grazier@htc.uk.com
0117 923 9234



CONTACT

FINOLA INGHAM FRICS

0117 934 9977

Finola@burstoncook.co.uk



WEBSITE

www.burstoncook.co.uk



ADDRESS

Burston Cook, Lewins House,
Narrow Lewins Mead, Bristol,
BS1 2NN