

HIGH QUALITY, CAMPUS STYLE OFFICE—TO LET

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



- Available to lease on a floor by floor basis
- Floors of c4,500 sq ft (420 sq m)
- Excellent on site car parking
- Open plan floors, 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.

www.burstoncook.co.uk

 **BURSTON
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 clear space floor plates 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, the property has the following approximate net internal areas:

Ground Floor:	4,552 sq ft	(422.89 sq m)
First Floor:	4,610 sq ft	(428.28 sq m)
Total:	9,162 sq ft	(851.17 sq m)

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.

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.

RENT

£19.50 psf pax.

SERVICE CHARGE

A small service charge will be payable towards the upkeep and maintenance of the building, shared areas and the estate.

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

NB: The above business rates are for the whole building and will need to be re-assessed if the property is let on a floor by floor basis.

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

Under the Control of Asbestos at Work Regulations 2002 (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.

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.

Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contact whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants

