

# HIGH QUALITY, CAMPUS STYLE OFFICE

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



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. There is also a Costa Coffee 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 (6<sup>th</sup> 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

Upon application.

## BUSINESS RATES

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

Rateable Value: £143,000  
Rates Payable (2023 / 2024): £73,216

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## EPC

<https://find-energy-certificate.service.gov.uk/energy-certificate/0240-7934-0382-0700-1034>

## 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

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### Hartnell Taylor Cook

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## SUBJECT TO CONTRACT

Updated July 2024

## 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.

