

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 is due to be refurbished, upon vacation of the current tenants lease expiry.

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

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 an approximate net internal floor area of 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. Vacant possession available April 2025.

RENT

On application.

BUSINESS RATES

In accordance with the Valuation Office Agency website, the property has the following designation:

Rateable Value:	£105,000
Rates Payable (2025 / 2026):	£57,330

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

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SUBJECT TO CONTRACT

March 2025

CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

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