



## 1 Monarch Court

The Brooms, Emersons Green, Bristol, BS16 7FH

**Unit 1 Monarch Court is a self-contained modern office which has been refurbished throughout to a high standard.**

**9,162 sq ft**

(851.18 sq m)

- Air conditioning and openable windows
- Suspended ceilings with modern low glare lighting
- Gas fired central heating
- Fully raised access floor
- Shower facilities
- 50 on-site car parking spaces

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## Summary

<b>Available Size</b>	9,162 sq ft
<b>Rent</b>	£19.50 per sq ft
<b>Rates Payable</b>	£7.99 per sq ft Includes 24 parking spaces within the rateable value.
<b>Rateable Value</b>	£143,000
<b>Service Charge</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (67)

## Description

Monarch Court is an attractive landscaped business park prominently located within Emersons Green. The property comprises approximately 9,162 sq ft with an excellent amount of car parking.

## Location

Monarch Court is 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.

## Accommodation

The accommodation comprises of the following

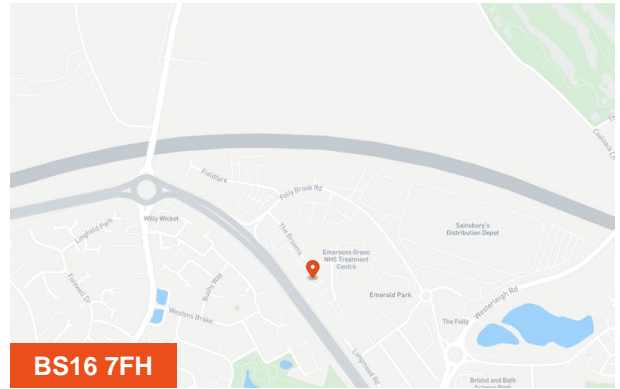
Name	sq ft	sq m	Availability
Ground	4,552	422.89	Available
1st	4,610	428.28	Available
<b>Total</b>	<b>9,162</b>	<b>851.17</b>	

## Terms

The offices are available on a new lease for a term of years to be agreed, direct with the Landlord.

## Viewings

Please contact the sole joint agents to arrange a viewing or further information.



## Viewing & Further Information

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