



## 5 Monarch Court

The Brooms, Bristol, BS16 7FH

**Building 5 Monarch Court is a well-presented modern office building in a prominent Emersons Green location.**

**2,085 to 4,182 sq ft**  
(193.70 to 388.52 sq m)

- Air conditioning and openable windows
- Suspended ceilings
- Full access raised floors
- 23 demised car parking spaces

## Summary

<b>Available Size</b>	2,085 to 4,182 sq ft
<b>Rent</b>	Rent on application
<b>Rates Payable</b>	£8.42 per sq ft Based on 2023 valuation
<b>Rateable Value</b>	£64,500
<b>Service Charge</b>	TBC
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	C (51)

## Description

Monarch Court is an attractive landscaped business park prominently located within Emersons Green. The property comprises approximately 4,182 sq ft with an excellent car parking ratio.

5 Monarch Court is available by way of a sublease from the existing tenant whose lease expires in March 2029. Alternatively, we are able to offer a longer term direct from the landlord.

## Location

Monarch Court is prominently located within Emersons Green, fronting the A4174 Ring Road and 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 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 a Costa Coffee and Greggs on site.

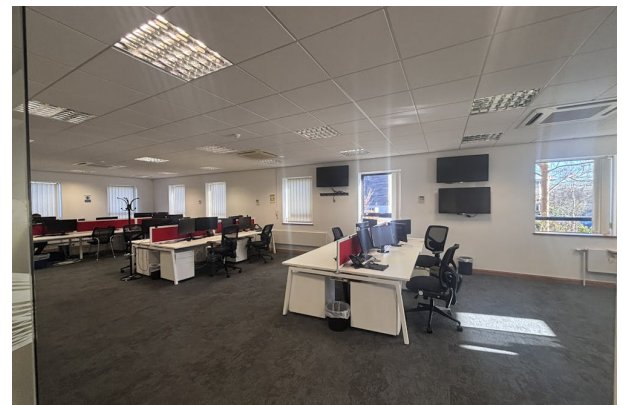
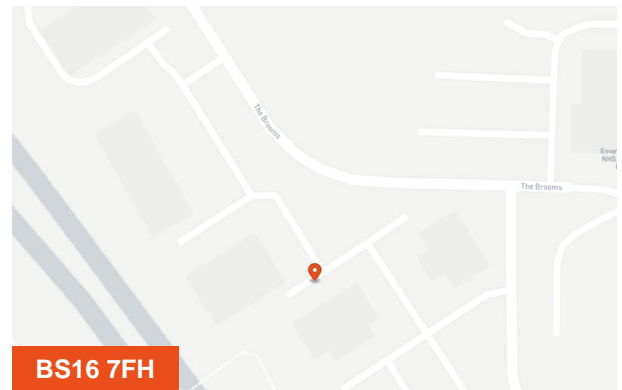
## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	2,097	194.82	Available
1st	2,085	193.70	Available
<b>Total</b>	<b>4,182</b>	<b>388.52</b>	

## Terms

The offices are available on a sublease from the existing tenant or directly from the landlord for a term of years to be agreed.



## Viewing & Further Information

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