



## 2 Monarch Court

The Brooms, Emersons Green, Bristol, BS16 7FH

**Unit 2 Monarch Court is a self-contained modern office located on the desirable Monarch Court estate in Emersons Green.**

**6,750 sq ft**

(627.10 sq m)

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

## Summary

Available Size	6,750 sq ft
Rent	Rent on application
Rates Payable	£8.63 per sq ft
Rateable Value	£105,000
Service Charge	N/A
Car Parking	39 car parking spaces allocated to Building 2
VAT	Applicable
Legal Fees	Each party to bear their own costs
Estate Charge	£0.63 per sq ft
EPC Rating	C (73)

## Description

Monarch Court is an attractive landscaped business park prominently located within Emersons Green. The two storey property comprises approximately 6,750 sq ft with an excellent amount of car parking. The property is due to undergo a significant refurbishment throughout to bring up to a modern specification and in keeping with the rest of Monarch Court.

## 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 drive through Costa Coffee, McDonalds and Greggs on site.

## Accommodation

The accommodation comprises of the following

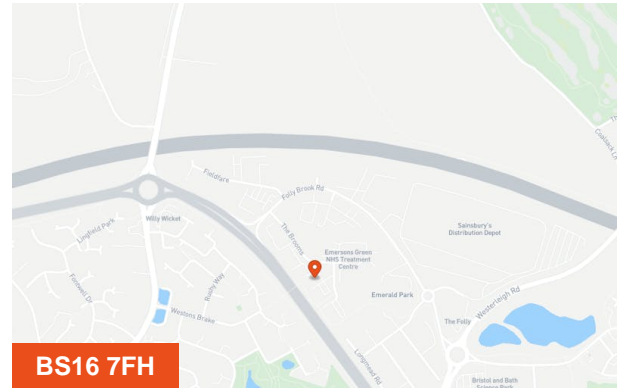
Name	sq ft	sq m	Availability
Ground	3,375	313.55	Available
1st	3,375	313.55	Available
<b>Total</b>	<b>6,750</b>	<b>627.10</b>	

## Viewings

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

## Terms

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



## Viewing & Further Information

### Freddie Myatt

0117 923 9234 | 07385 045218

Freddie.Myatt@htc.uk.com

### Chris Grazier

0117 923 9234 | 07788 105 578

chris.grazier@htc.uk.com

### Finola Ingham (Burston Cook)

01179349977 | 07710 411685