



## 1 Monarch Court

The Brooms, Bristol, BS16 7FH

**Unit 1 Monarch Court is a self-contained modern office which will shortly be refurbished 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

# 1 Monarch Court, The Brooms, Bristol, BS16 7FH

## Summary

<b>Available Size</b>	9,162 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>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

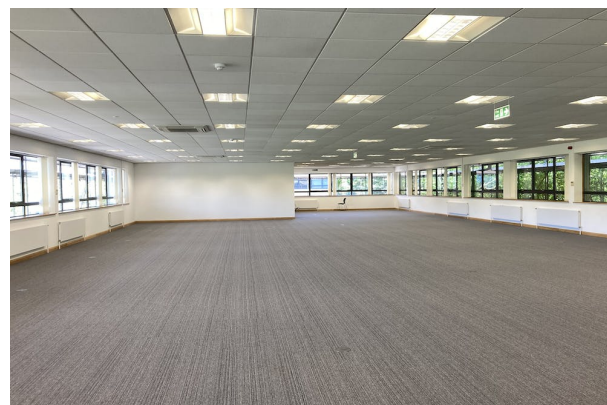
Monarch Court is an attractive landscaped business Park prominently located within Emersons Green fronting the A4174 Ring Road and is approximately two miles to the east of J1 of the M32. There is easy access to Bristol Parkway railway station and Metrobus routes.

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.

## 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>	



## Viewing & Further Information

### Lizzie Boswell

0117 923 9234 | 07919 057756

[lizzie.boswell@htc.uk.com](mailto:lizzie.boswell@htc.uk.com)

### Chris Grazier

0117 923 9234 | 07788 105 578

[chris.grazier@htc.uk.com](mailto:chris.grazier@htc.uk.com)

### Natalie Bennett

0117 946 4534 | 07799 773808

[natalie.bennett@htc.uk.com](mailto:natalie.bennett@htc.uk.com)