

# SERVICED OFFICES / STUDIOS TO LET

Monarch House, Smythe Road, Bedminster, Bristol, BS3 2BX



- Serviced offices to let
- Excellent location off North Street in Southville, Bristol
- Various sizes from 115 sq ft—916 sq ft (single person offices available up to much larger office suites)
- Offices / Studios / Workshop / Storage space available—would suit a variety of uses
- All inclusive rent to include rates, insurance, utilities and service charge etc

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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## LOCATION

The property is located in Southville, Bristol. The very popular retailing and leisure pitch of North Street is a short walk away providing plenty of local amenities. Bristol city centre is approximately two miles to the north of the property and the property benefits from excellent public transport links and road links to the M32 and M5.

## DESCRIPTION

The property comprises a multi let building with various offices, studios, workshop and storage space available.

The available space to let can be offered fully furnished and all suites benefit from broadband internet, security system, reception services, WC and shower facilities, and 24 hour access. Other administrative services such as telephone answering and virtual office options can also be made available upon request at an additional fee. Each available office suite will be refurbished to include new decorations and floor coverings along with newly refurbished shared WCs and kitchen facilities. There is a large meeting room available to hire. B.T full fibre broadband has been installed into the building which a tenant can connect too.

## AVAILABILITY

The following office suites are currently available:-

Office number	Size (sq ft)	Rent £pcm
Room 1	TBC	400
Room 12	TBC	400
G1	916	325
No 10	TBC	1,200
No 14	TBC	TBC
No 15	489	758
No 17	318	758
No 23	380	850
No 25a	TBC	850

## PLANNING

We have assumed that all suites benefit from Use Class E planning consent.

## BUSINESS RATES

All rents quoted are inclusive of business rates

## VAT

All rents quoted are exclusive of VAT, if applicable.







## EPC

The property has a current rating of D(80).

## LEGAL FEES

Each party is to be responsible for their own legal fees incurred in this transaction.

## TENANT/BUYER INFORMATION & ANTI-MONEY LAUNDERING

As part of the application process company accounts/proof of funds will be requested where available and a deposit and/or personal guarantee may be required.

Money Laundering Regulations require us to carry out anti money laundering checks on prospective tenants/purchasers and you will be asked to provide the necessary identification documents when required.

## FURTHER INFORMATION

For further information please contact Burston Cook

**Burston Cook**

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## SUBJECT TO CONTRACT

July 2023

## CONTROL OF ASBESTOS AT WORK REGULATIONS 2002

Under the Control of Asbestos at Work Regulations 2012 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, are required to comply with the regulations. The detection of asbestos and asbestos related compounds is beyond the scope of Burston Cook expertise and accordingly Burston Cook makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.

## ANTI-MONEY LAUNDERING

Under the UK Money Laundering Regulations, Burston Cook are required to undertake the necessary due diligence in relation to Know Your Client (KYC) and financial crime. Purchasers / tenants will be required to provide the relevant information to satisfy our legal obligations.

*Disclaimer: Burston Cook for themselves and for the vendors or lessors of this property for whom they act, give notice that:(i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) Burston Cook cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Burston Cook has any authority to make or give any representation or warranty or enter into any contract whatever in relation to the property; (iv) rents quoted in these particulars may be subject to VAT in addition; (v) Burston Cook will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and (vi) the reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements.*





Not To Scale

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.