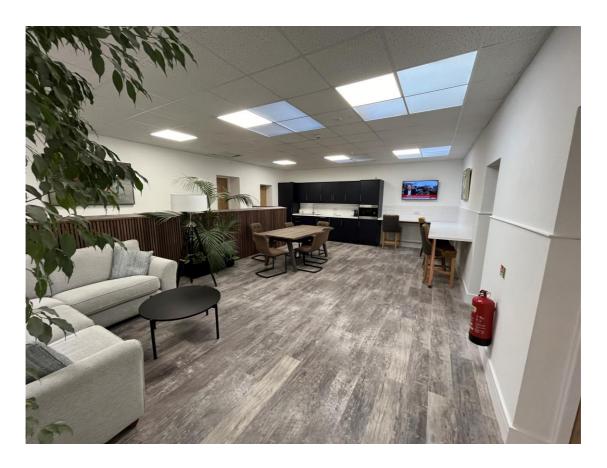


# TO LET

# REFURBISHED OFFICE BUILDING 230.69 SQ M (2,483 SQ FT)



MONARCH HOUSE
1-7 SMYTH ROAD
BEDMINSTER
BRISTOL
BS3 2BX

# **BLADEN COMMERCIAL PROPERTY CONSULTANTS**

Redland House, 157 Redland Road, Redland, Bristol BS6 6YE Tel: 0117 287 2006 10 Beaufort Square, Chepstow, Monmouthshire NP16 5EP Tel: 01291 440100

#### LOCATION

The property is located on Smyth Road in Bedminster, a short walk from North Street, a thriving hub for local amenities. Monarch House benefits from easy access to the M5 motorway network, Bristol Temple Meads train station and Bristol Airport.

# DESCRIPTION

- Newly Refurbished office suites
- High speed internet
- Offices for 1 -10 people
- Reception facilities
- Meeting Room Hire

#### **ACCOMMODATION**

Measured in accordance with the RICS Code of Measuring Practice (Sixth Edition), comprising the following approximate areas:-

Description	sq m	sq ft	Rent Per Month
<u>First Floor</u>			
Suite 10	45.44	489	£815
Suite 15	30.54	329	£550
Suite 17	22.46	242	£400
Suite 19	14.02	151	£250
Suite 23	35.31	380	£635
Suite 24	10.79	116	£195
Suite 25	72.13	776	£1295

#### **TENURE**

Flexible terms are available based on 6-12 month licence agreements.

# **BUSINESS RATES**

The Valuation Office Agency are currently reassessing the property for business rates.

Interested parties are advised to make their own enquiries with Bristol City Council to ascertain the exact rates payable.

#### COSTS

Each party to bear their own legal costs incurred in the transaction.

# VAT

All prices are quoted exclusive of VAT whether or not chargeable. We do not believe VAT is chargeable on the rent.

#### **PLANNING**

We have not made any enquiries with Bristol City Council with regards to the current planning consent, however, we have assumed that the property has planning for Class E use under the Town & Country Planning (Use Classes) Order 1987 (Amended Sept 2020).

# **ENERGY PERFORMANCE CERTIFICATE (EPC)**

The property has an EPC Rating of 80-D. A copy of the EPC is available from the agents.

#### **LOCATION PLANS**



#### **VIEWING & FURTHER INFORMATION**

Through sole agents Bladen Property Consultants:-

Julian Bladen BSc (Hons) MRICS 0117 287 2006 info@bladenproperty.co.uk

SUBJECT TO CONTRACT October 2023



These particulars are issued on the understanding that all negotiations respecting any properties are undertaken through Bladen Property Consultants. Bladen Property Consultants for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) These particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; (ii) All descriptions, dimensions, photographs, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to their correctness; (iii) No person in the employment of Bladen Property Consultants has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor enter into any contract on behalf of the vendor or lessor; (iv) Unless otherwise stated all prices and rents are quoted exclusive of Value Added Tax (VAT). Any intending purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction; (v) All plant, machinery, equipment, services, fixtures and fittings referred to in these particulars were present at the date of publication. They have not been tested and we give no warranty as to their condition or operation and (vi) No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties that have been sold or withdrawn.