

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
First Floor			
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:-

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SUBJECT TO CONTRACT
October 2023

