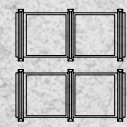


41.
CORN
ST.

CONTEMPORARY REDEVELOPED OFFICE SPACE



THE HISTORY

41 Corn Street was built in 1964 as the new head office for the Bristol & West building society. The building's elevation to Corn Street is characterised by its symmetry and order true to Brutalist buildings of its time, with large areas of glazing, precast concrete fins and textured spandrel panels.



MAKING AN ENTRANCE

As you enter 41 Corn Street, you will be met by mid-century design touches that bring the industrial architecture to life. Warm, patinated copper accents contrast with grey textured raw concrete while soft furnishings add character.



41. CORN ST.



Image of roof terrace for indicative purposes only

HIGH SPECIFICATION

The dramatic Escher-like square windows allow maximum light into the open plan office space.

- NEW EXPOSED SERVICES AIR CONDITIONING
- NEW LIFTS
- NEW ROOF TERRACES
- 3M FLOOR TO CEILING HEIGHT
- FEATURE LIGHTING
- 24 CYCLE SPACES
- 3 SHOWERS AND CHANGING FACILITIES
- LOCKERS AND DRYING ROOM
- NEW WCs ON EACH FLOOR
- NEW WINDOWS
- FULLY ACCESSIBLE METAL RAISED FLOOR



CGI - for indicative purposes only

“

UNIQUE, NEWLY REFURBISHED ACCOMMODATION OFFERING A SIZE AND QUALITY RARELY SEEN SO CENTRALLY LOCATED. 41 CORN STREET CELEBRATES THE BUILDING'S ORDER AND SYMMETRY, ESTABLISHING ITS PRESENCE AS A POSITIVE FOIL TO THE CHARACTERISTIC ORNAMENT OF CORN STREET.

ThirdWay Architecture

THE SPACE

A unique, newly refurbished offering of a size and quality rarely seen so centrally located, 41 Corn Street comprises basement, ground floor, and six upper levels with new private roof terraces.

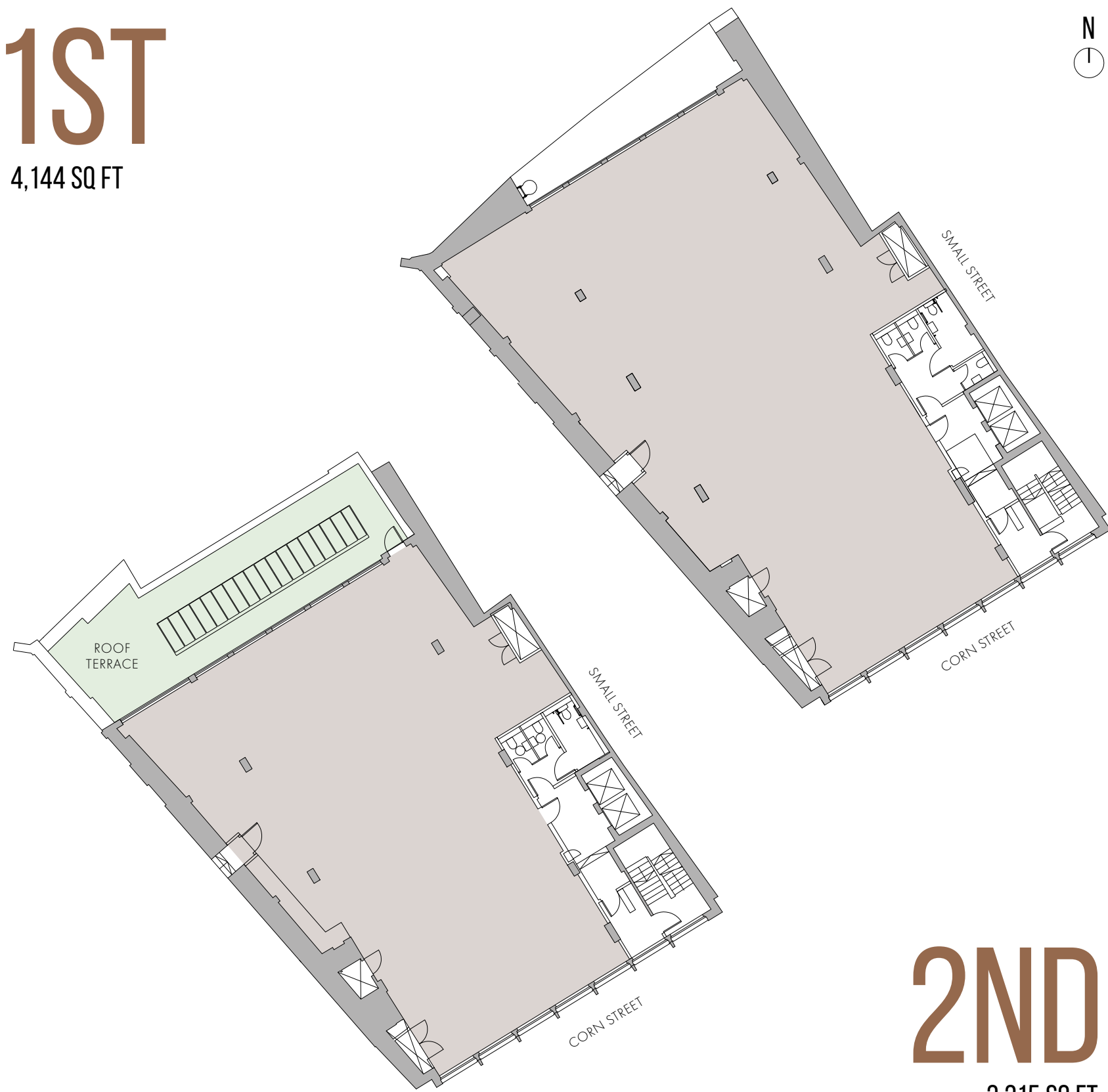
FLOOR	SQ FT
6TH	2,325
5TH (external roof terrace)	2,476
4TH	3,315
3RD	3,315
2ND (external roof terrace)	3,315
1ST	4,144
GROUND	LET
BASEMENT	LET
TOTAL	18,890

Approximate NIA areas



1ST

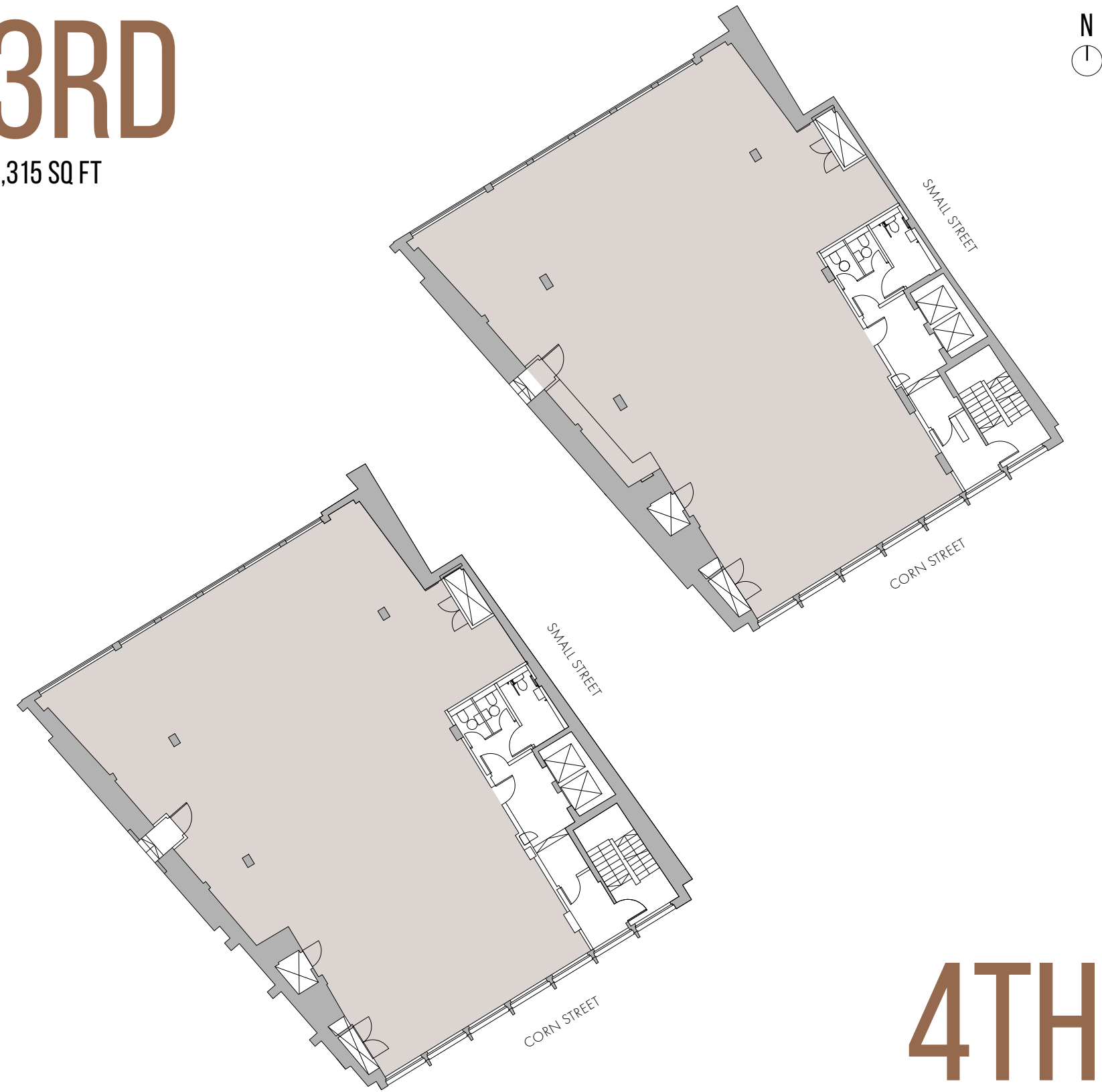
4,144 SQ FT



Floor plans not to scale, for identification purposes only

3RD

3,315 SQ FT



Floor plans not to scale, for identification purposes only

2ND

3,315 SQ FT

4TH

3,315 SQ FT

5TH

2,476 SQ FT



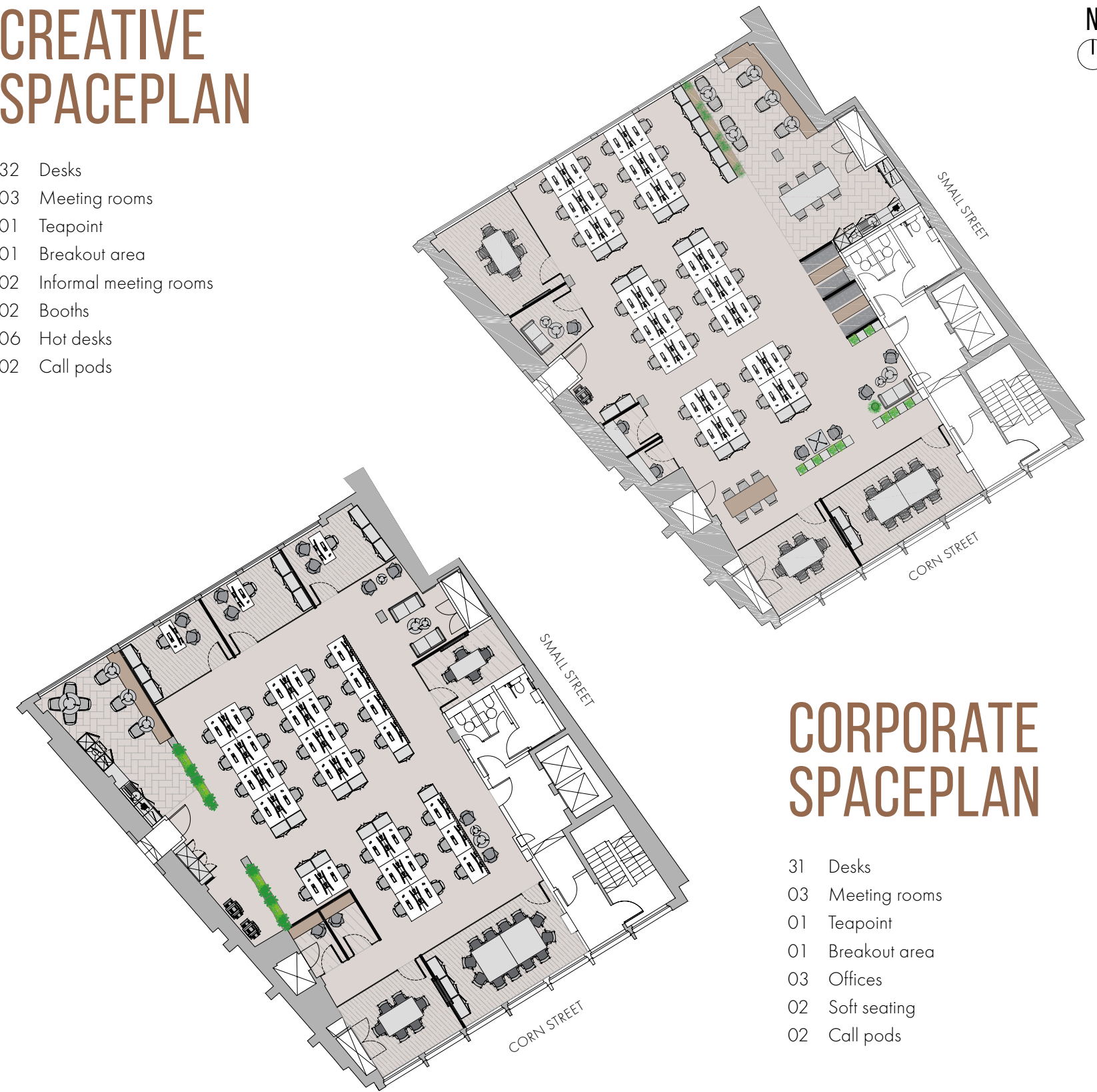
Floor plans not to scale, for identification purposes only

6TH

2,325 SQ FT

CREATIVE SPACEPLAN

- 32 Desks
- 03 Meeting rooms
- 01 Teapoint
- 01 Breakout area
- 02 Informal meeting rooms
- 02 Booths
- 06 Hot desks
- 02 Call pods



Spaceplans not to scale, for identification purposes only

CORPORATE SPACEPLAN

- 31 Desks
- 03 Meeting rooms
- 01 Teapoint
- 01 Breakout area
- 03 Offices
- 02 Soft seating
- 02 Call pods

THE BUILDINGS

There is the opportunity for an occupier to acquire 28,394 sq ft office accommodation by utilising the combined space of 41 Corn Street and Gilbert House.

In addition, both buildings are available on a floor by floor basis or through combinations of floors either vertically or laterally across both buildings meaning that requirements from c.689 sq ft to 28,394 sq ft can be accommodated.

5TH <small>(external roof terrace)</small>	689
4TH	2,174
3RD	2,228
2ND	2,217
1ST	2,196
TOTAL	9,504

Approximate NIA areas



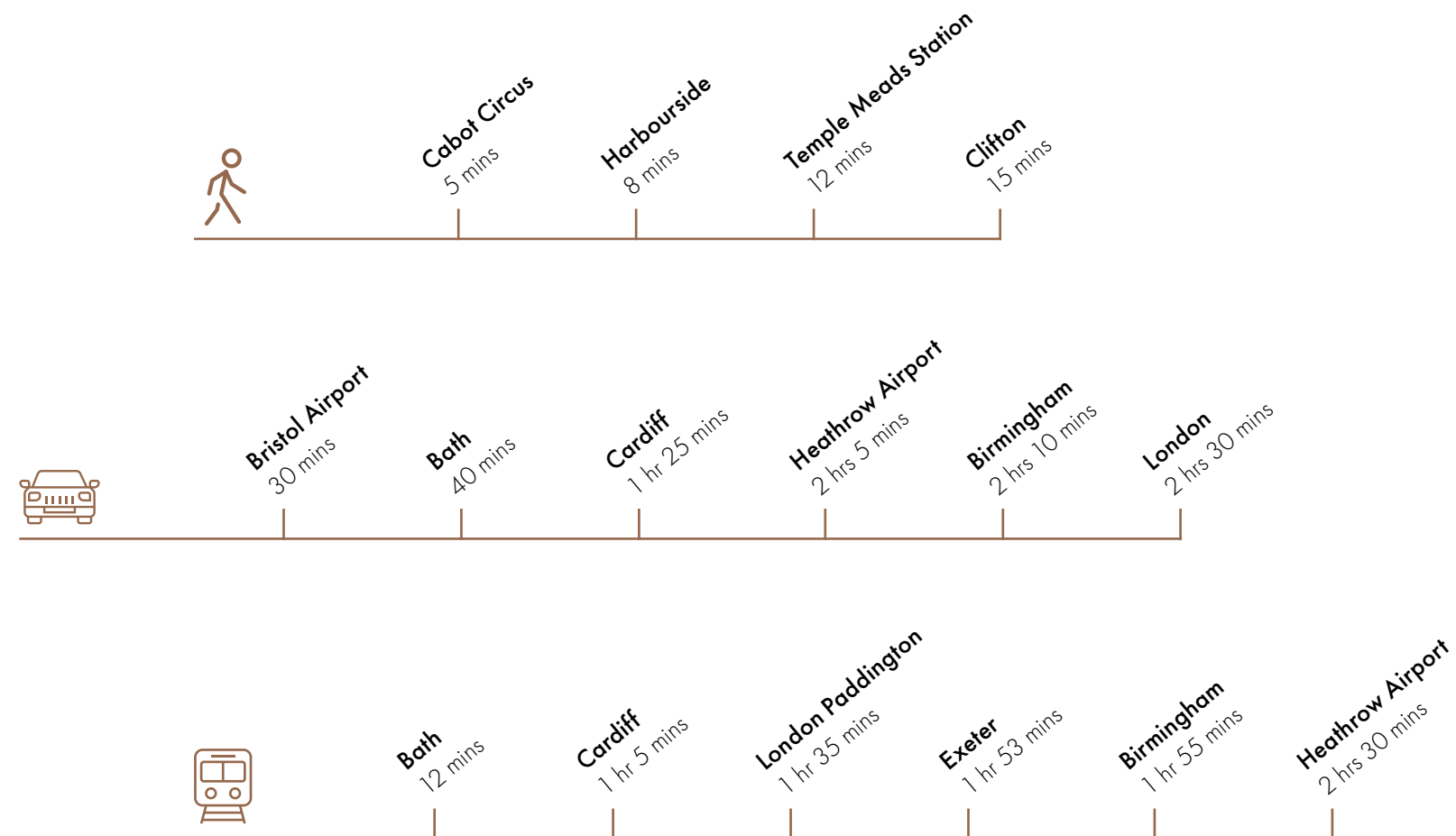
6TH	2,325
5TH <small>(external roof terrace)</small>	2,476
4TH	3,315
3RD	3,315
2ND <small>(external roof terrace)</small>	3,315
1ST	4,144
TOTAL	18,890

Approximate NIA areas

DISTINCTLY URBAN

Corn Street is in the heart of the historic city centre of Bristol, an area which has seen strong regeneration and is filled with restaurants, pubs, secret bars and independent coffee shops. St Nicolas Market is around the corner, home to street food and a farmers' market, while the harbourside is a short stroll away for arts and culture. At the end of the street are metrobus stops and Temple Meads Station is a 12 minute walk.

The area is already very popular with a wide range of existing office occupiers in particular in the media, creative, technology, professional and financial services sectors. Major nearby occupiers include Immediate Media, Graphcore, Lloyds Banking Group and Abide Financial.



AMENITIES

- | | | | |
|--------------------------|--------------------------------|--------------------------------------|-----------------------------|
| 1 Cabot Circus | 9 Adelina Yard | 17 The Lanes | 25 Marmo |
| 2 Harvey Nichols | 10 Loch Fyne | 18 Hotel du Vin | 26 The Milk Thistle |
| 3 Foyles Bookshop | 11 Spicer+Cole | 19 Left Handed Giant Brewpub | 27 Oowee Vegan |
| 4 St Nicholas Market | 12 Bristol Harbour Hotel & Spa | 20 BrewDog | 28 Three Brothers Burgers |
| 5 The Ox | 13 Quakers Friars | 21 Pasture | 29 Bambalan |
| 6 Small Street Espresso | 14 Tesco Express | 22 F45 Gym | 30 Zerodegrees Microbrewery |
| 7 The Apple | 15 Vivo Gym | 23 Whistle Punks: Urban Axe Throwing | 31 Pasta Negra |
| 8 King Street Brew House | 16 Cityzen Bikram & Hot Yoga | 24 Pasta Ripiena | 32 Pacific Yoga |
| | | | 33 Pieminister |

BS1 1JQ





LEASE

Available on new FRI lease(s)

RENT

Upon application

VIEWING

By arrangement

EPC

To be assessed on practical completion, with a target of B

CORNSTREETBRISTOL.CO.UK

CONTACT

For further information please contact:



Christopher Meredith
0117 910 2216
cmeredith@savills.com

Harry Allen
0117 910 2356
hrallen@savills.com



Simon Price
0117 317 1084
sprice@alderking.com

Tom Dugay
0117 317 1094
tdugay@alderking.com



Owned and developed by: **IV** REAL ESTATE

Important Notice: Savills, Alder King and their client give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills and Alder King have not tested any services, equipment or facilities. Potential occupiers and/or purchasers must satisfy themselves by inspection or otherwise. March 2020.

Designed and produced by Graphicks | 020 3435 6952 | Graphicks.co.uk