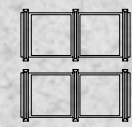


41.
CORN
ST.

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.



41. CORN ST.

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.



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



“

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.

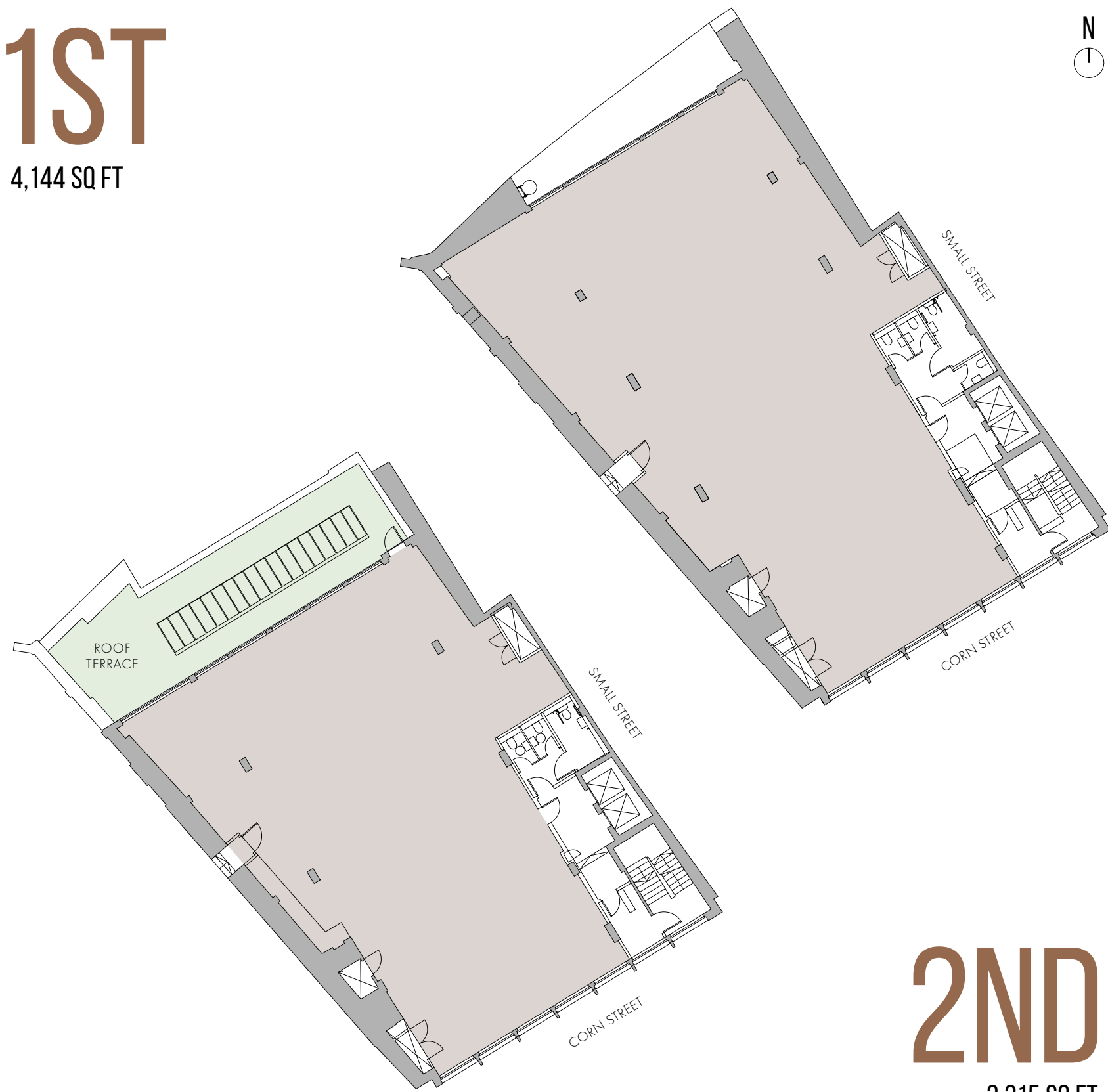
FLOOR	SQ FT
6TH	2,325
5TH (external roof terrace)	2,476
4TH	3,315
3RD	3,315
2ND (external roof terrace)	3,315
1ST	4,144
GROUND	LET
BASEMENT	LET
TOTAL	18,890

Approximate NIA areas



1ST

4,144 SQ FT



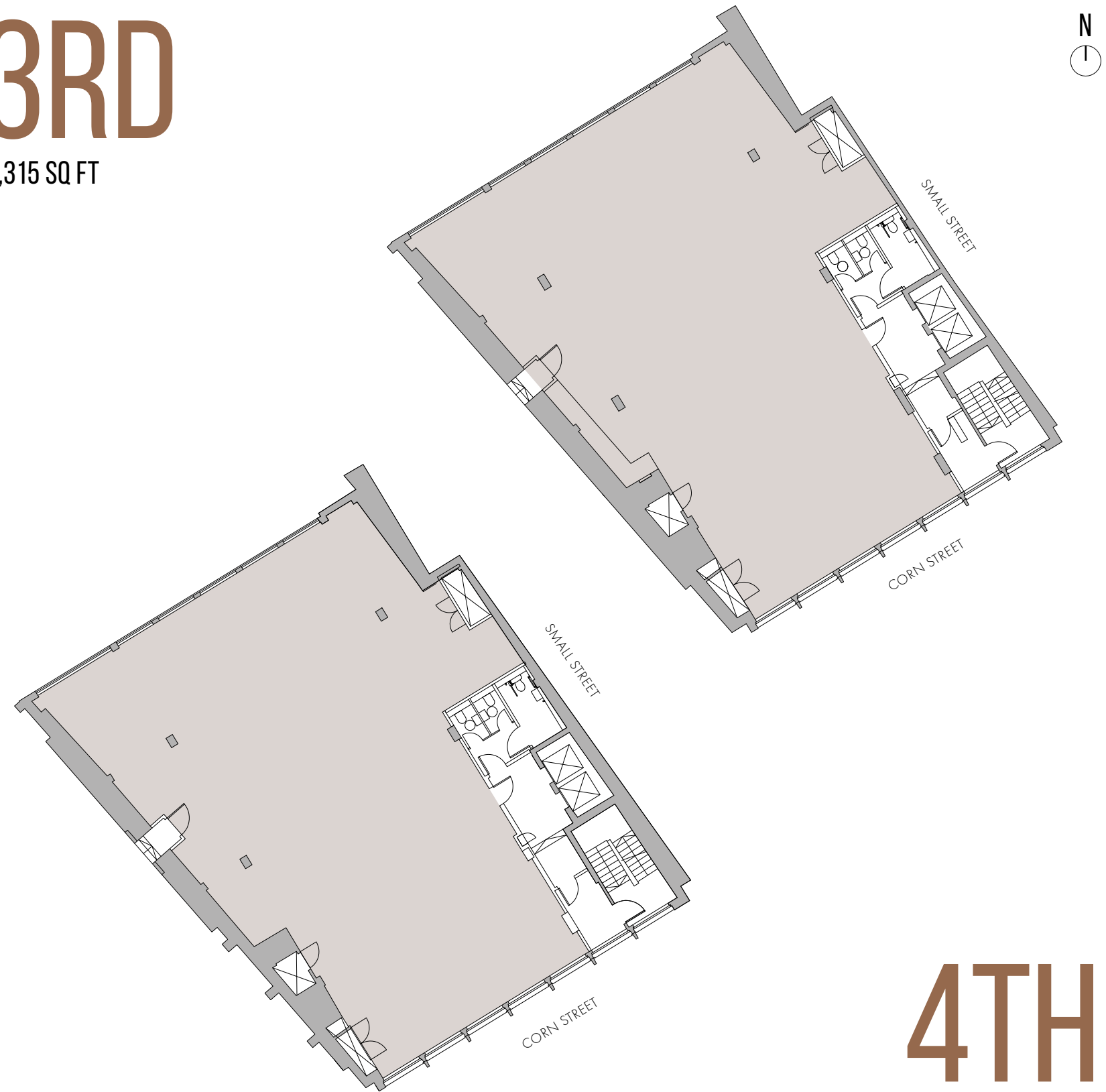
Floor plans not to scale, for identification purposes only

2ND

3,315 SQ FT

3RD

3,315 SQ FT



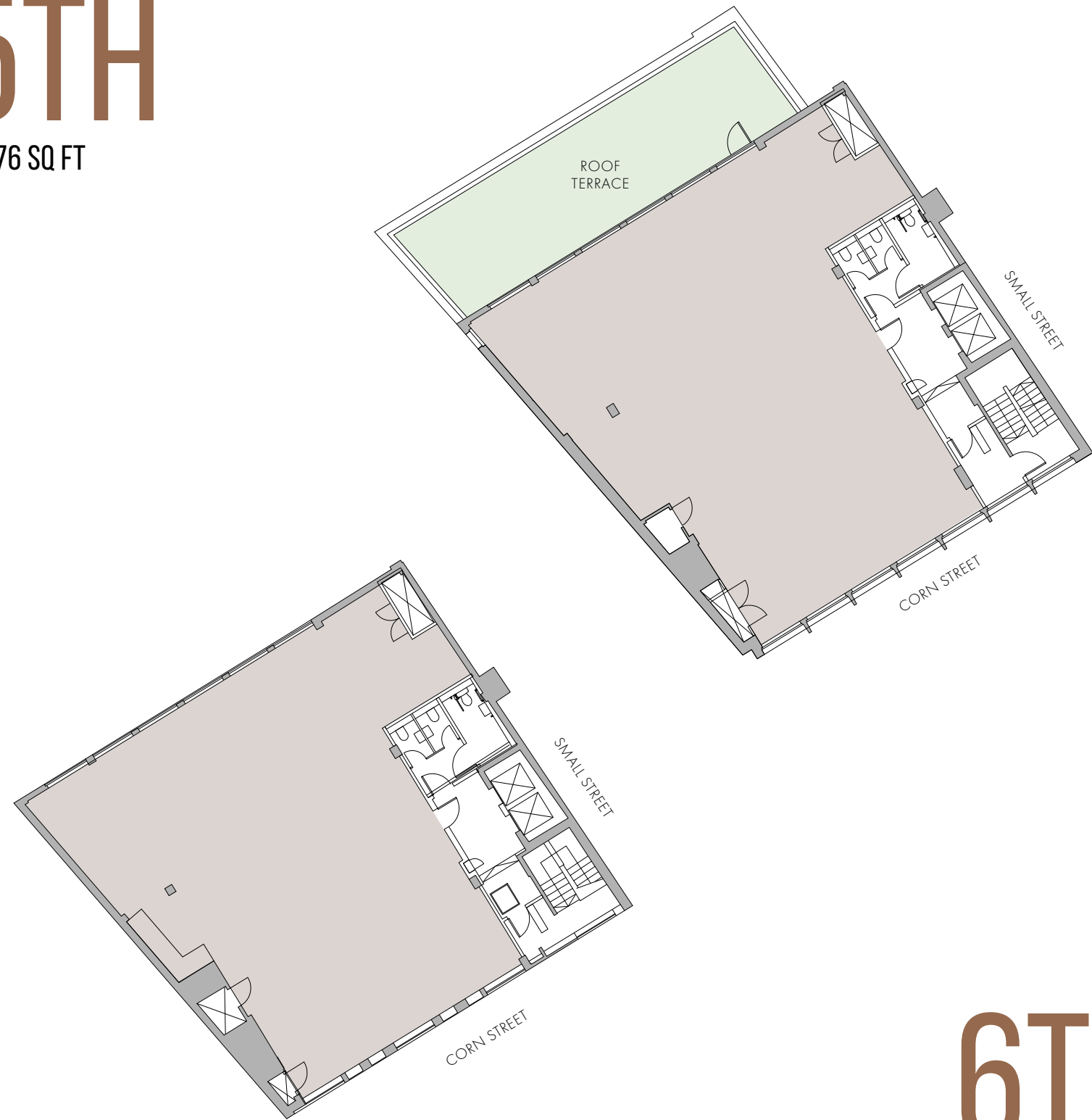
Floor plans not to scale, for identification purposes only

4TH

3,315 SQ FT

5TH

2,476 SQ FT



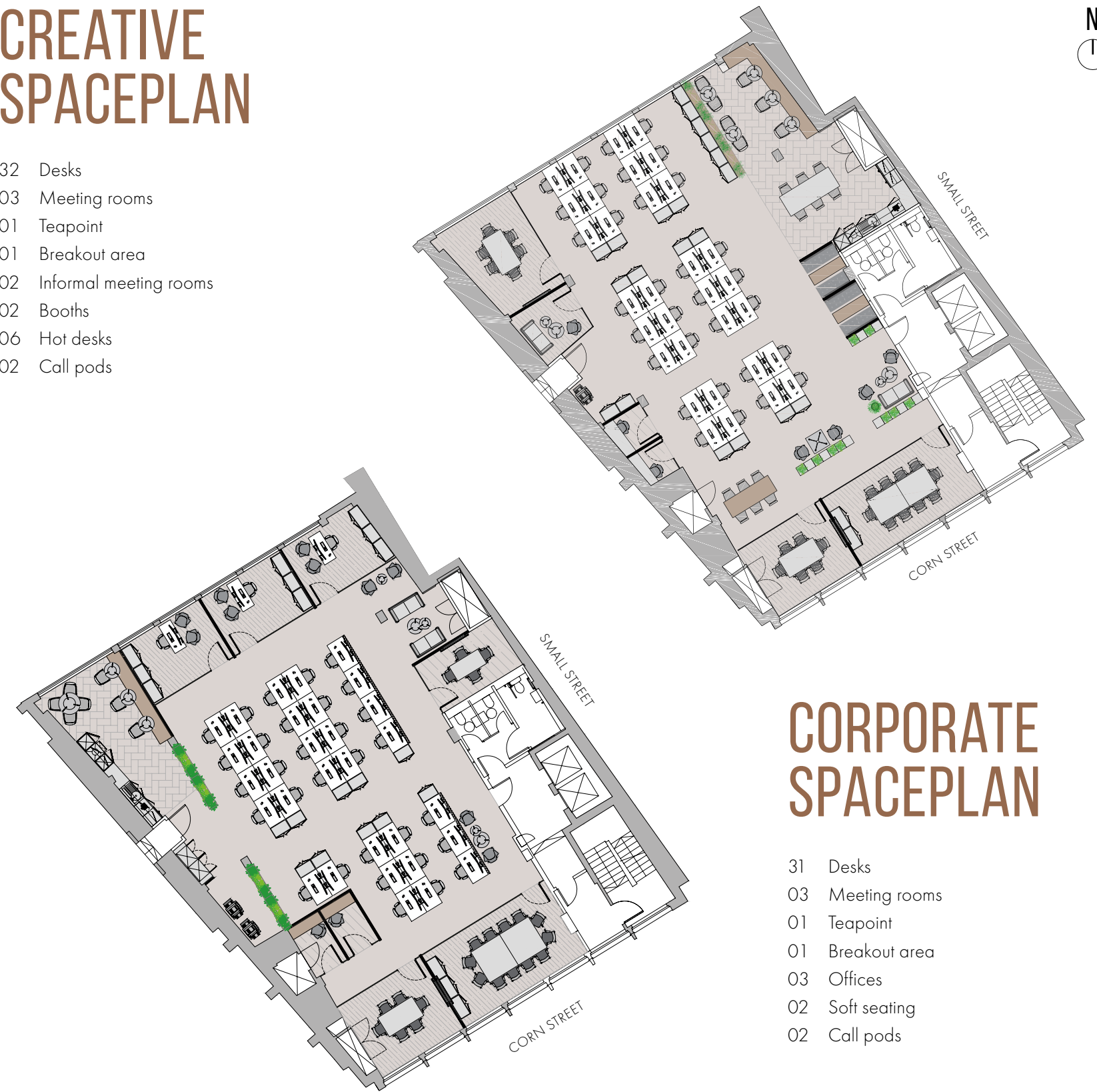
Floor plans not to scale, for identification purposes only

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

Approximate NIA areas



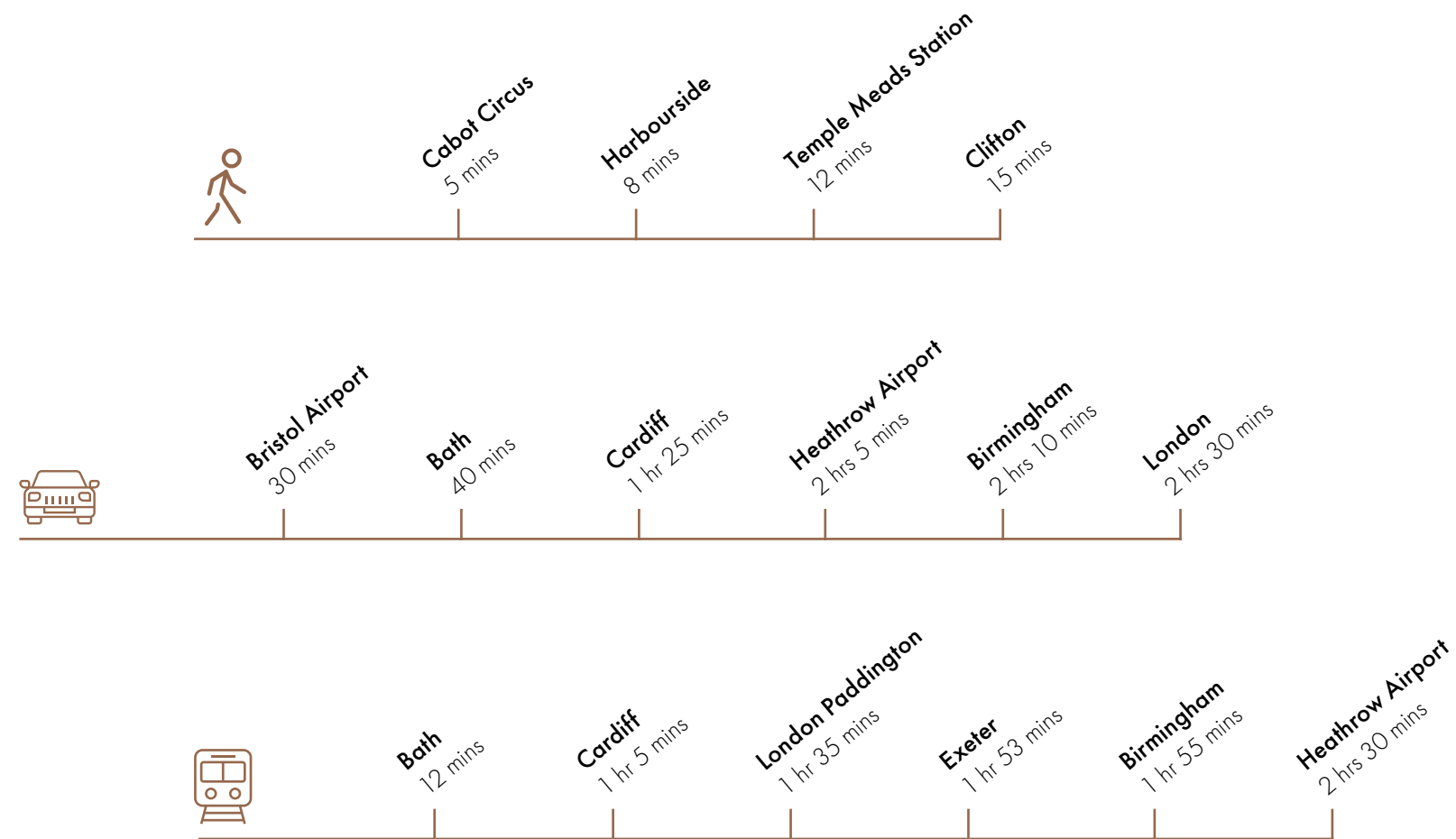
6TH	2,325
5TH (external roof terrace)	2,476
4TH	3,315
3RD	3,315
2ND (external roof terrace)	3,315
1ST	4,144
TOTAL	18,890

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.

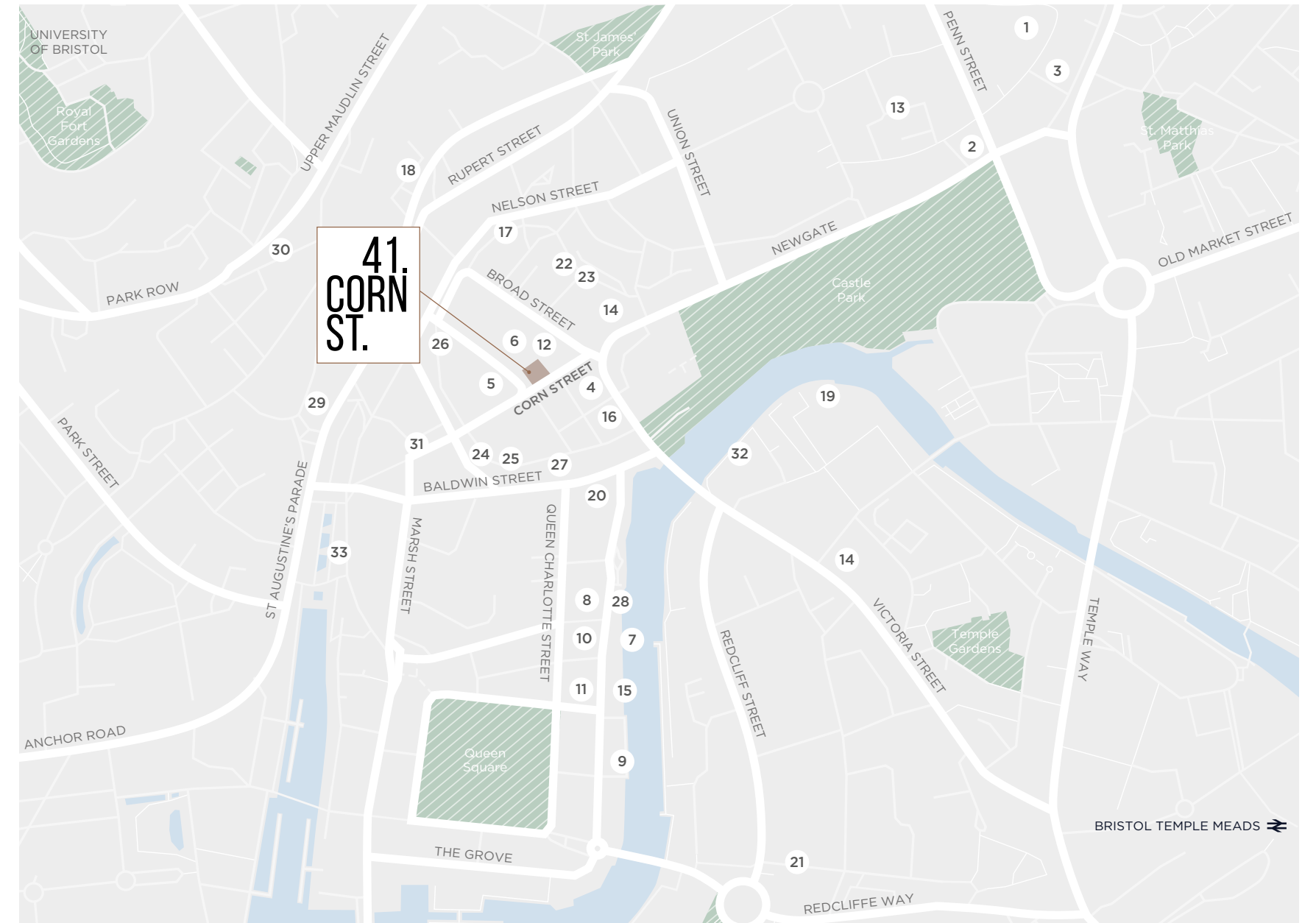
The area is already very popular with a wide range of existing office occupiers in particular in the media, creative, technology, professional and financial services sectors. Major nearby occupiers include Immediate Media, Graphcore, Lloyds Banking Group and Abide Financial.



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

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