



39 CORN STREET

628 – 9,194 SQ FT OF BOUTIQUE OFFICE ACCOMMODATION

SIR GILES GILBERT SCOTT

39 Corn Street was built in 1933 by Sir Giles Gilbert Scott, architect and designer of the red telephone box. His characteristic style was a blend of Gothic tradition and modernism lending a sense of grandeur to the functionality of notable buildings like Battersea Power Station and Liverpool Cathedral. Gilbert Scott was knighted by King George V and appointed a Member of the Order of Merit (OM) by King George VI.



ELEGANT & STYLISH

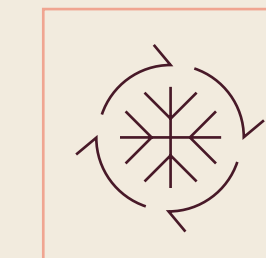
Taking its cues from the Art Deco period in which it was built, the interior of 39 Corn Street feels akin to a private members' club, but with a modern edge. Exposed original brickwork is softened by brushed brass light fittings, pastel hues and parquet flooring. Originally built as a bank, 39 Corn Street clearly reflects Sir Giles Gilbert Scott's architectural influence, featuring window designs that echo the distinctive pane pattern of his iconic red telephone box.



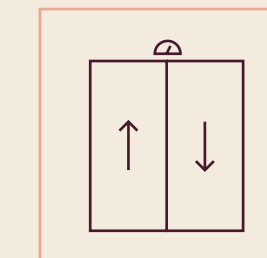


MODERN & FLEXIBLE

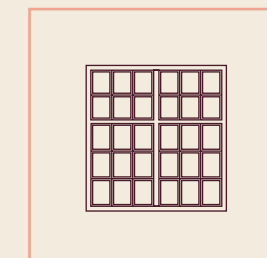
This modern, flexible, fully fitted workspace is ready for occupation and combines contemporary comfort with thoughtful amenities, offering air conditioning, a six-person lift and exceptional natural light, complemented by feature lighting, showers, cycle storage and a new communal roof terrace that enhances everyday wellbeing for all users.



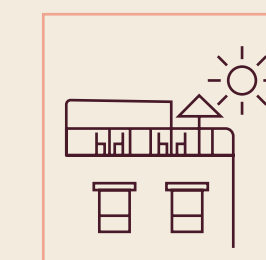
Air conditioning



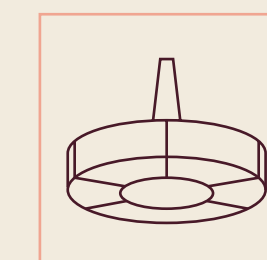
6 person lift



Excellent natural light



New communal roof terrace



Feature lighting and restored period features



Showers and cycle storage

LIGHT & SPACE

A unique, newly refurbished offering of a size and quality rarely seen so centrally located, 39 Corn Street comprises basement, ground floor and five upper levels, with all suites fully fitted to a high specification. The building will also include a new communal roof terrace for all occupiers to enjoy.



THE BUILDING

FLOOR	SQ FT
5TH	689
4TH	2,174
3RD	2,228
2ND	2,217
1ST	2,196
TOTAL	9,504

Approximate NIA areas



39 CORN STREET

1ST FLOOR

2,196 SQ FT



REAR

- 12 Desks
- 01 4pp meeting room
- 01 Teapoint
- 01 Breakout area
- 01 Booth

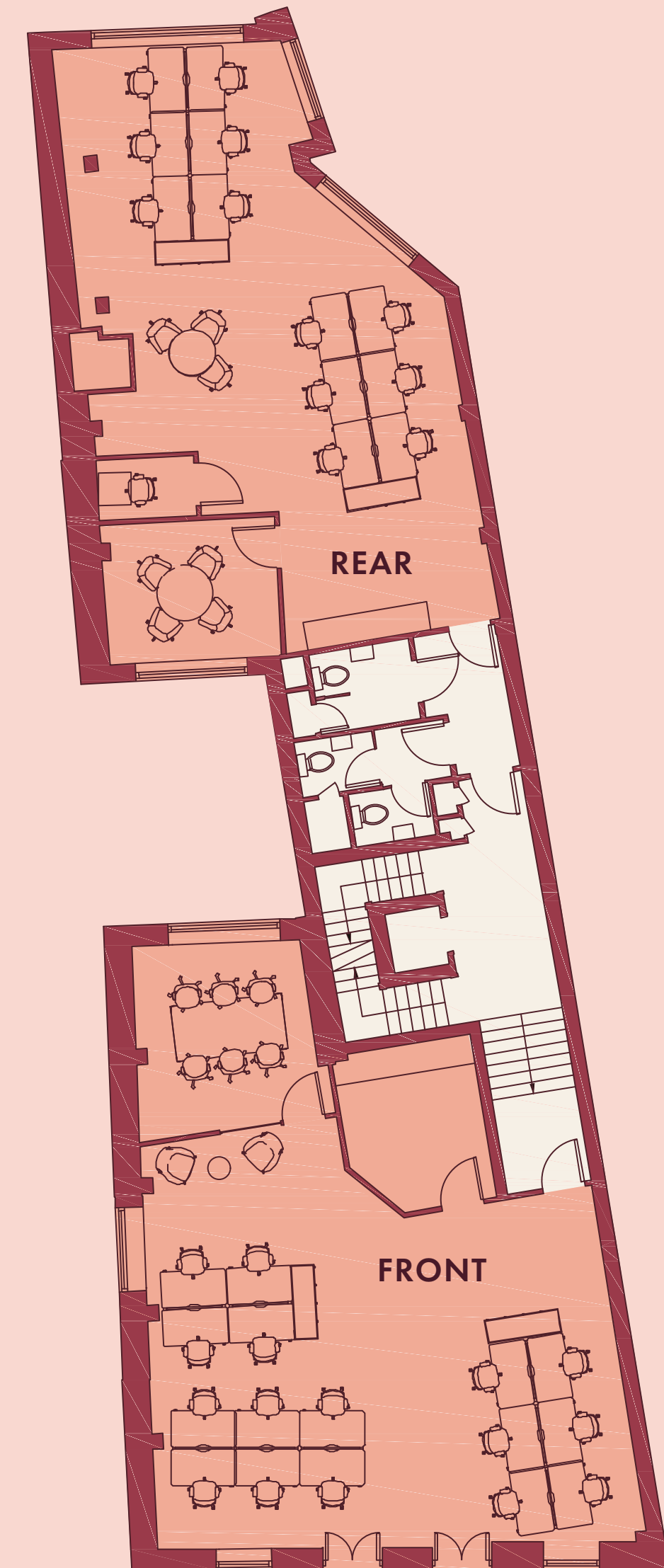
FRONT

- 16 Desks
- 01 8pp meeting room
- 01 Teapoint
- 01 Breakout area

CORN STREET

2ND FLOOR

2,217 SQ FT



REAR

- 12 Desks
- 01 4pp meeting room
- 01 Teapoint
- 01 Breakout area
- 01 Booth

FRONT

- 16 Desks
- 01 6pp meeting room
- 01 Teapoint
- 01 Breakout area

CORN STREET

N

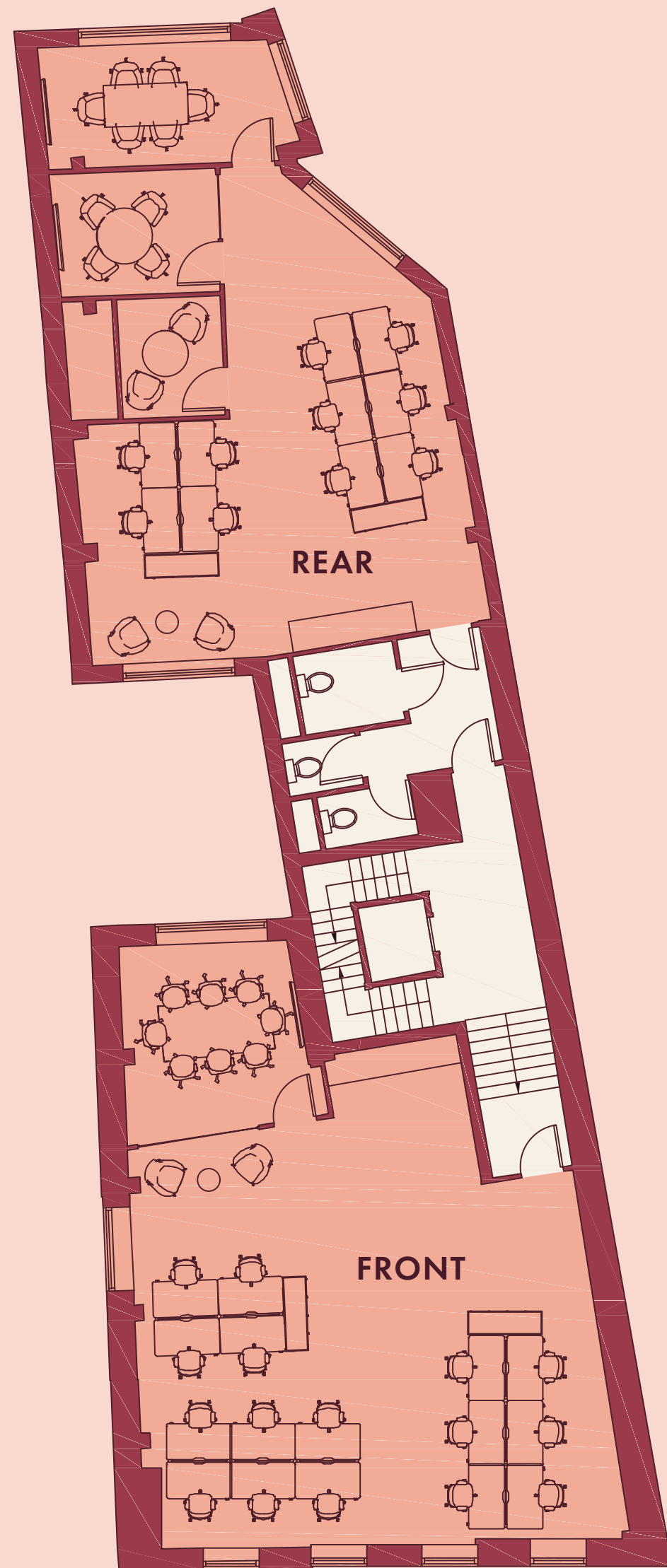


Floor plans not to scale, for identification purposes only



3RD FLOOR

2,228 SQ FT



REAR

- 10 Desks
- 01 6pp meeting room
- 01 4pp meeting room
- 01 Office
- 01 Teapoint
- 01 Breakout area

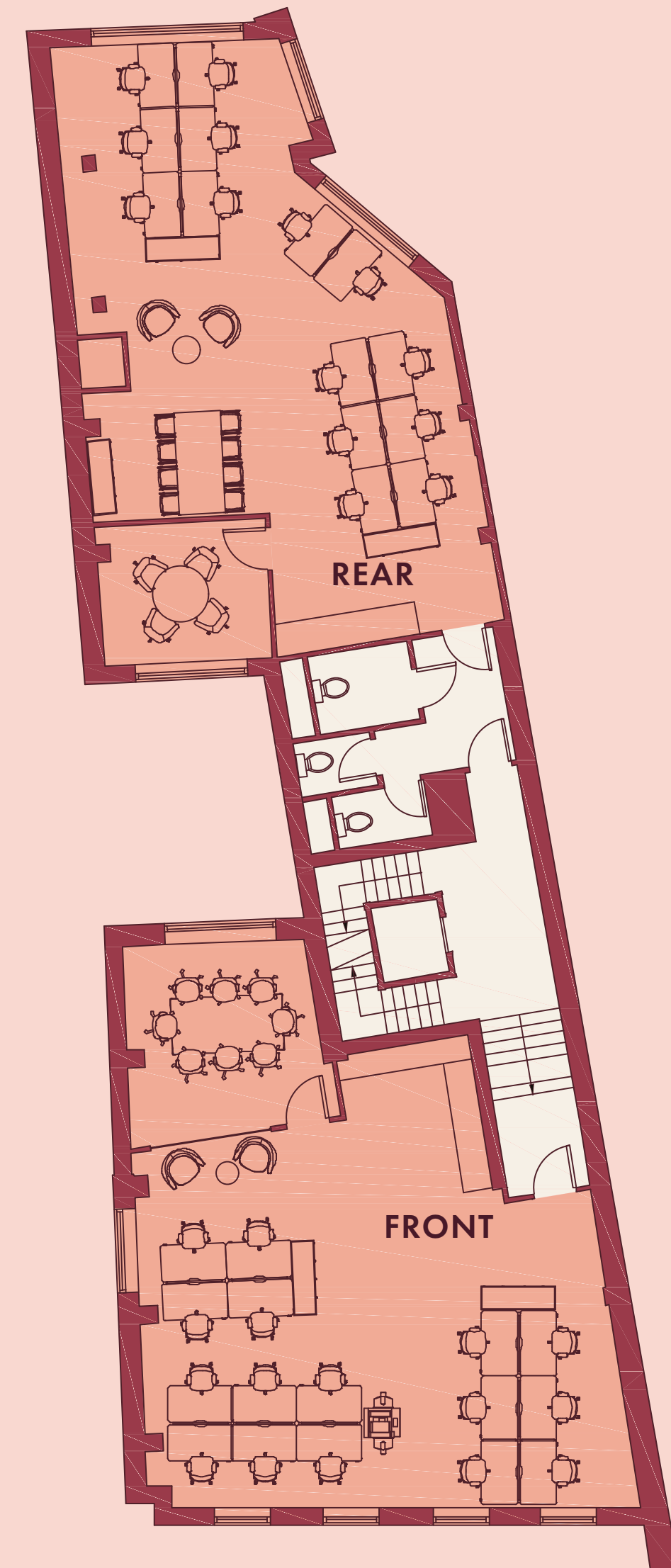
FRONT

- 16 Desks
- 01 8pp meeting room
- 01 Teapoint
- 01 Breakout area

CORN STREET

4TH FLOOR

2,174 SQ FT



REAR

- 14 Desks
- 01 4pp meeting room
- 01 Teapoint
- 01 Breakout area

FRONT

- 16 Desks
- 01 8pp meeting room
- 01 Teapoint
- 01 Breakout area

CORN STREET

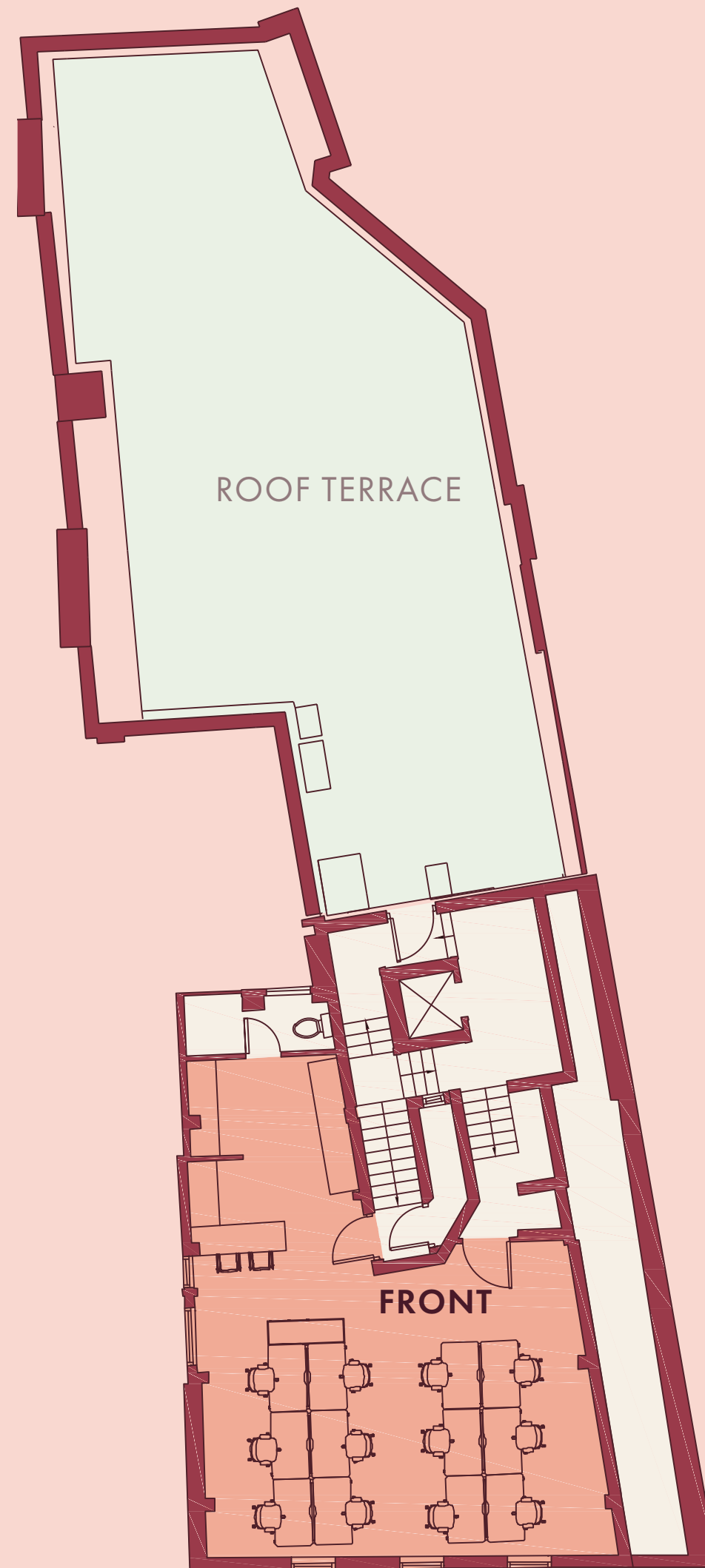
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Floor plans not to scale, for identification purposes only



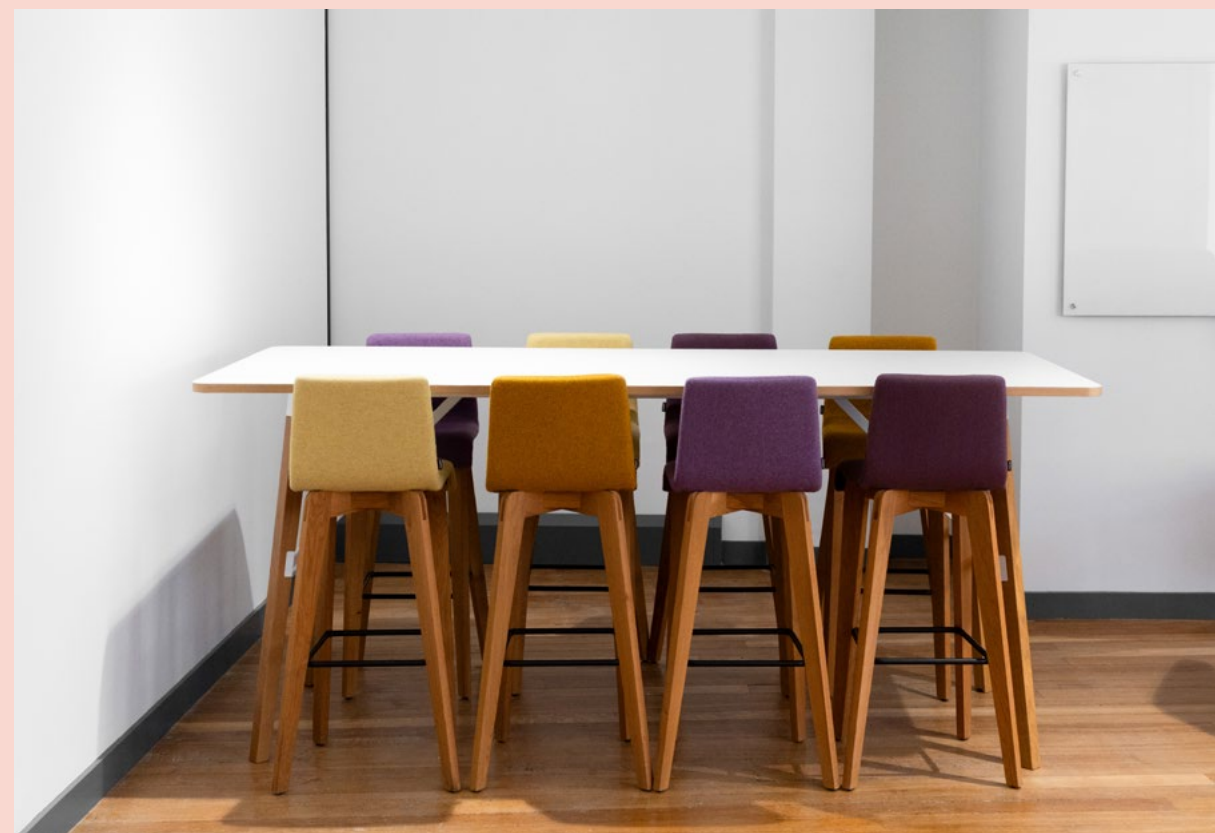
5TH FLOOR
689 SQ FT



- FRONT**
- 12 Desks
 - 01 Teapoint
 - 01 Breakout area

CORN STREET





COMBINING
CONTEMPORARY
COMFORT WITH
THOUGHTFUL
AMENITIES

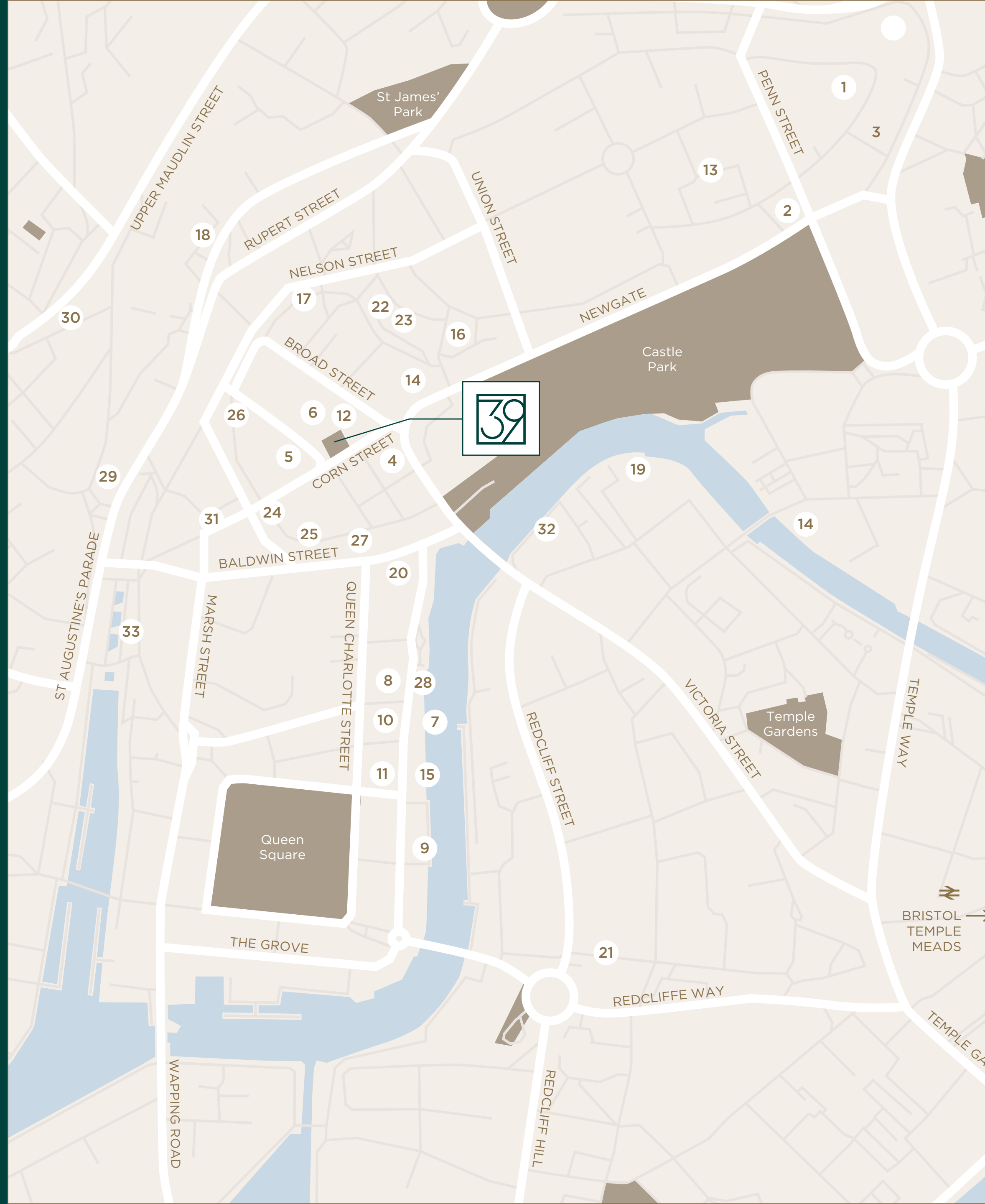


CENTRAL & CONNECTED

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 Nicholas 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, Immersive Labs/ Access to Music, Lloyds Banking Group and Wards Solicitors.

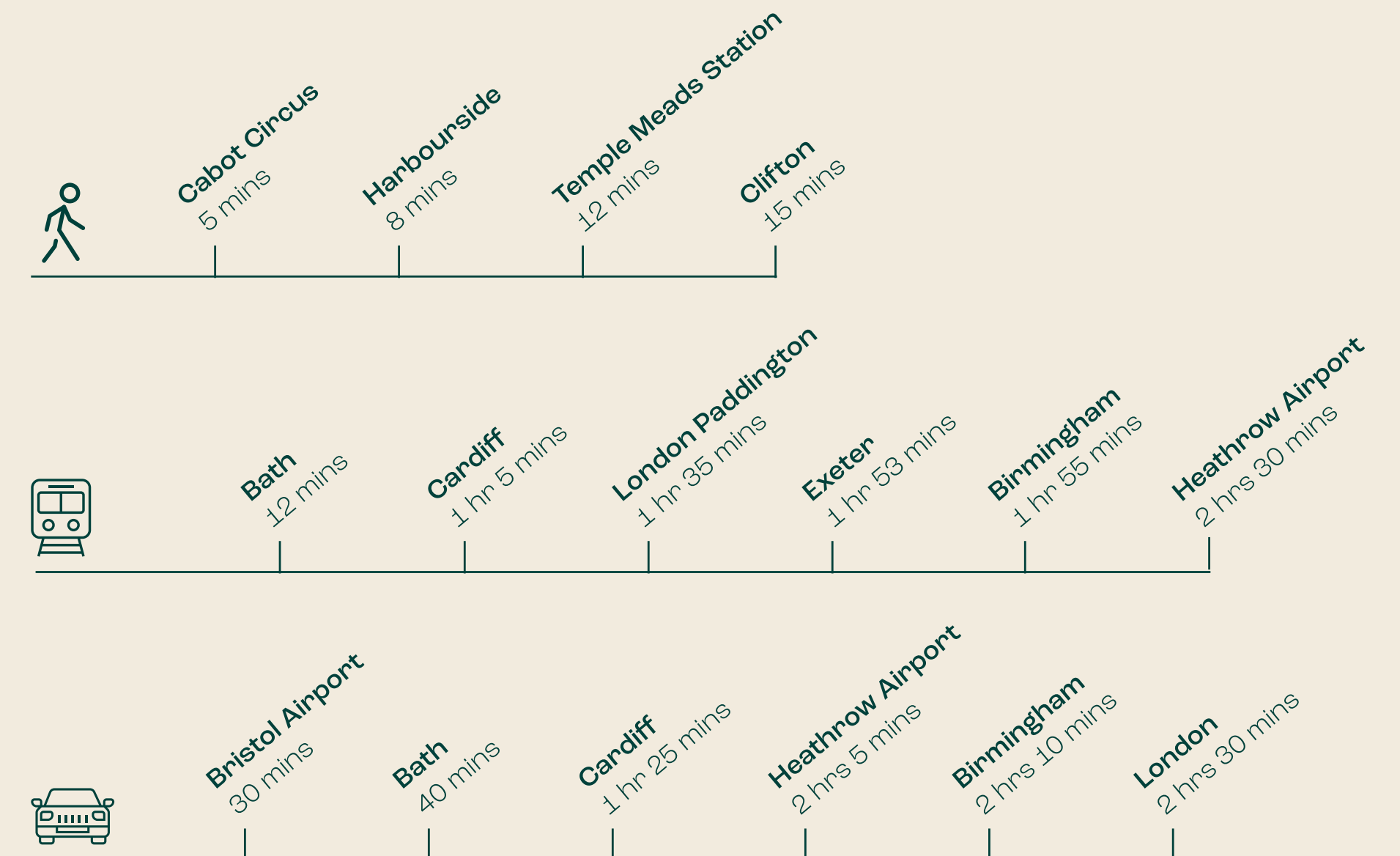




AMENITIES

- | | |
|--------------------------------|--------------------------------------|
| 1 Cabot Circus | 18 Hotel Du Vin |
| 2 Harvey Nichols | 19 Left Handed Giant Brewpub |
| 3 Foyles Bookshop | 20 Brewdog |
| 4 St. Nicholas Market | 21 Pasture |
| 5 The Ox | 22 F45 Gym |
| 6 Small Street Espresso | 23 Whistle Punks: Urban Axe Throwing |
| 7 The Apple | 24 Pasta Ripiena |
| 8 King Street Brew House | 25 Marmo |
| 9 Adelina Yard | 26 The Milk Thistle |
| 10 The Granary | 27 Oowee Vegan |
| 11 Spicer & Cole | 28 The Three Brothers |
| 12 Bristol Harbour Hotel & Spa | 29 Bambalan |
| 13 Quakers Friars | 30 Zero Degrees Microbrewery |
| 14 Tesco Express | 31 Rosa's Thai |
| 15 Workout Harbourside | 32 Premier Inn |
| 16 Hotpod Yoga | 33 Pieminster |

TRAVEL TIMES





LEASE

Available on new FRI lease(s)

RENT

Upon application

Viewing

By arrangement

EPC B

CONTACT

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