

# 41 Corn Street

Bristol BS1 1HT | HQ City Centre Office 2,314 – 18,882 sq ft (215 – 1,755 sq m)

**Tech / Creative Workspace with private roof terraces**  
**Fully Fitted – Next day occupation**  
**Available as a whole or on floor by floor**  
**Grade A space redeveloped in 2021.**





## Industrial style refurbishment to provide contemporary accommodation.

### HISTORY

41 Corn Street was built in 1964 as the new head office for the Bristol & West Building Society. The building provides Brutalist architecture and accommodation over basement, ground and six upper floors.

### Proposal

**Available via Sublease / Assignment expiring in September 2031 - available as a whole or on a floor by floor basis.** Consideration may be given to flexible leases / licences.

### BUILDING SPECIFICATION

The building was comprehensively redeveloped over the course of 2021 to provide Grade A office accommodation with industrial style.

### FIT OUT SPECIFICATION

41 Corn Street has been fully fitted to a high specification providing a 'plug n play' offering, across 1st and 5 upper floors with 2 private roofs terraces, shower, bike, and changing facilities.

The office CAT A+ fit out was carried out with close to £1 m spend providing, desks, meeting space, touch down break out areas, kitchen, and terraces.



# Specification/ESG.



New exposed services and air conditioning



New double glazed windows



Two new passenger lifts servicing all floors



3m floor to ceiling heights



EPC 'B' Rated



No trees harmed in construction



24 cycle spaces



3 showers and changing facilities



Lockers and dry room



2 roof terraces



100% Electric



1 in 10 occupancy ratio

# Location.

The property is located on Corn Street, within the historic city centre of Bristol, and remains the primary pedestrian link from Harbourside and Queen Square to Castle Park, Cabot Circus and Finzels Reach.

Bristol Temple Meads Railway Station is a 10 minute walk from the property to the south east. Cabot Circus Shopping Centre is 5 minutes to the north east. Castle Park, St Nicholas Market, The Floating Harbour and Finzels Reach are in the vicinity.

St Nicholas Market dates back to 1743 and is a unique amenity for the city offering independent food, drink and retail business set in a historical architecture and street scene. In 2021 The Traveller named it as one of the top 12 markets in the UK.

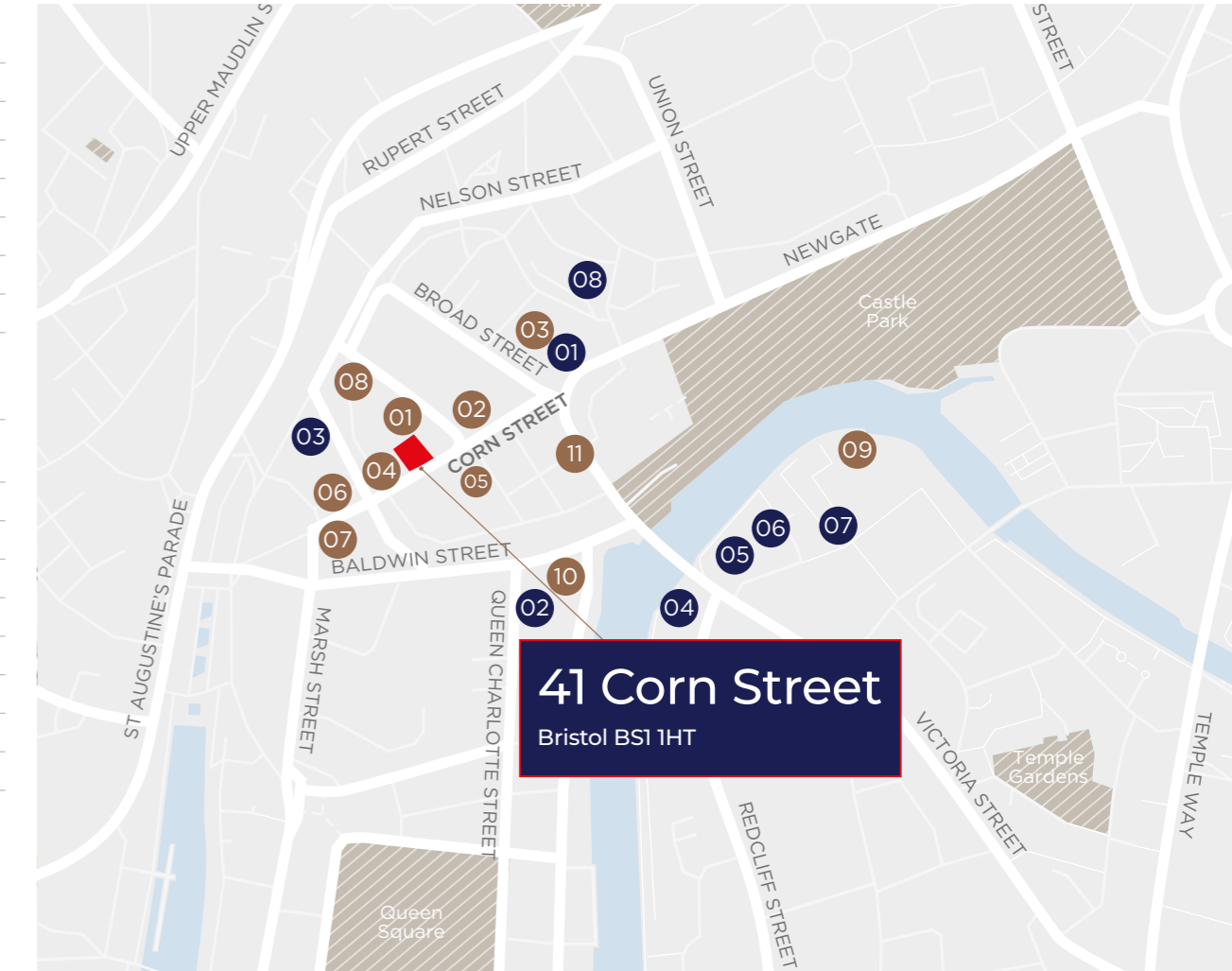
Castle Park is the city centre green space facing the Floating Harbour and Finzels Reach with historic origins. The park provides a central location for residents, workers, shoppers and tourists to dwell.

## OFFICE OCCUPIERS

- 01 Graphcore
- 02 AWW Architects
- 03 Immediate Media
- 04 Runway East
- 05 Clark Wilmot
- 06 Channel 4
- 07 Historic England
- 08 Spaces

## AMENITIES

- 01 The Ox
- 02 Bristol Harbour Hotel & Spa
- 03 Bristol Grand Hotel
- 04 Cosy Club
- 05 San Carlo
- 06 Honest Burger
- 07 Fanco Manca
- 08 The Milk Thistle
- 09 Left Handed Giant
- 10 Brewdog



1st Floor



Floor Plans

1st Floor – 40 Desks

Floor area:

1st Floor	Area (Sq ft)	Area (Sq m)
Office	4,168	387

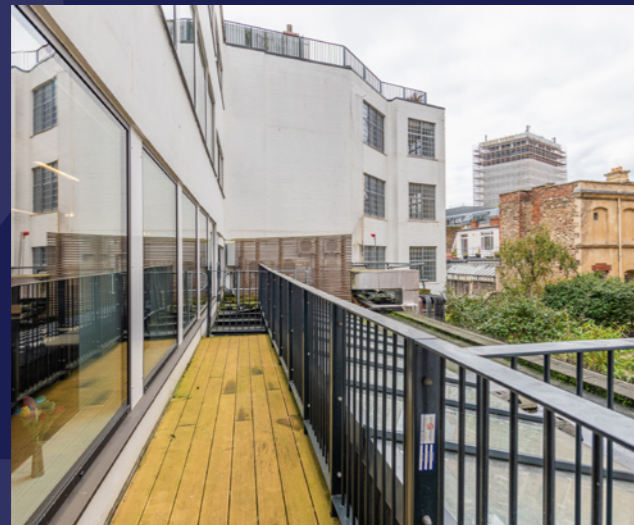
Fit out Breakdown:

Desks	40
Board room	01
4-person meeting rooms	04
Collaboration spaces	03
Soft seating areas	01
Kitchen with goods	01
Storage/server room	01



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## 2nd Floor



## Floor Plans

# 2nd Floor – 32 Desks

### Floor area:

2nd Floor	Area (Sq ft)	Area (Sq m)
Office	3,325	308
Outside Terrace		

### Fit out Breakdown:

Desks	32
6-person meeting rooms	02
4-person meeting rooms	02
6-person dining bench and table	01
Sofa area	01
Kitchen with white goods	01
Storage/server room	01



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Floor Plans

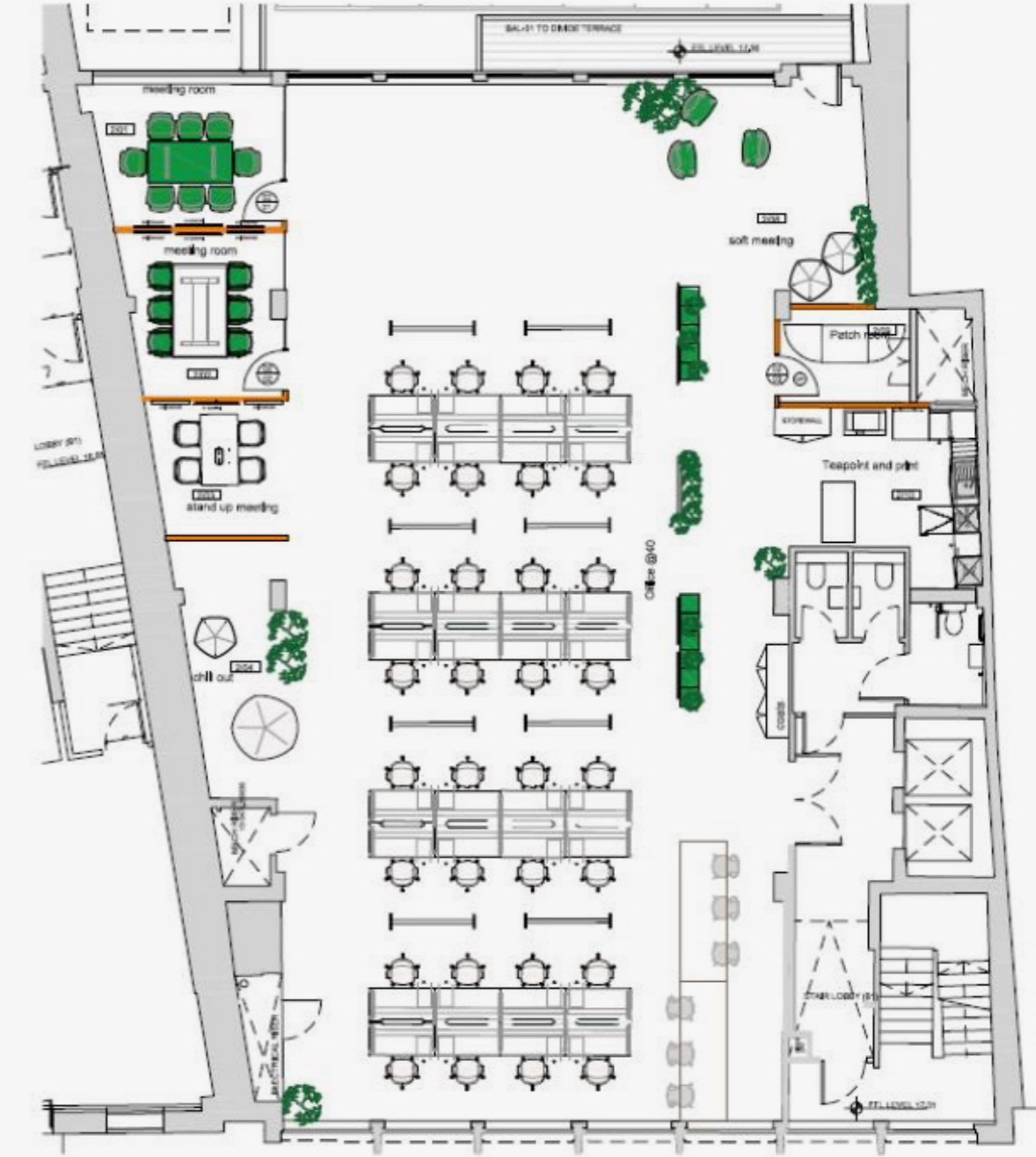
3rd Floor – 32 Desks

Floor area:

3rd Floor	Area (Sq ft)	Area (Sq m)
Office	3,312	307

Fit out Breakdown:

Desks	32
8-person meeting room	01
6-person meeting rooms	01
private call booths	02
Collaboration spaces	02
Soft seating areas	01
Kitchen with with goods	01
Storage/server room	01



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## 4th Floor



## Floor Plans

# 4th Floor – 24 Desks

### Floor area:

4th Floor	Area (Sq ft)	Area (Sq m)
Office	3,310	307

### Fit out Breakdown:

Desks	24
6-person meeting rooms	02
Collaboration spaces	02
Kitchen with white goods	01
Storage/server room	01



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## 5th Floor



## Floor Plans

# 5th Floor – 6 Desks

### Floor area:

5th Floor	Area (Sq ft)	Area (Sq m)
Office	2,530	235
Large Roof Terrace		

### Fit out Breakdown:

Desks	06
4-person meeting rooms	02
Auditorium style seating area	01
Collaboration spaces	03
Bar with fridges	01
Kitchen with goods	01
Storage room	01



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Floor Plans

# 6th Floor – 8 Desks

**Floor area:**

6th Floor	Area (Sq ft)	Area (Sq m)
Office	2,314	214

**Fit out Breakdown:**

Private offices/meeting rooms	06
Board room	01
PA Desks	02
6-seater dining area	01
TV wall with seating for 20	01
Kitchen with white goods	01



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# Connectivity.

## RAIL

Bristol Temple Meads is on the Great Western mainline railway and handles 10 million passengers per year. The station is located centrally and within a 10 minute walk of Corn Street.

Destination journey time by rail from Bristol Temple Meads

London Paddington	1hr 20mins
Cardiff	45mins
Birmingham New Street	1hr 23mins

## ROAD

Bristol is located 118 miles west of London at the junction of the M4 and M5 motorways. The city centre is 4 miles from the M4/M5 intersection. The M4 is the east-west axis from London to Cardiff, whilst the M5 is the north-south west axis from Birmingham to Exeter.

The M32 motorway spur links the M4 to Bristol city centre. The Prince of Wales Bridge provides the M4 link to Cardiff and South Wales.

## AIR

Bristol International Airport lies 8 miles south of the city centre and is serviced by a dedicated coach link. It offers scheduled flights to 111 destinations throughout the UK and to all of the major European economies including; Spain, Italy, Germany, France and Holland. The airport handles over 6.76 million passengers each year. It is one of the fastest growing regional airports in the UK.

Flight times from Bristol International Airport (Destination Flight time (approx))

Jersey	45mins
Belfast	45mins
Dublin	50mins
Paris	1hr 5mins
Amsterdam	1hr 10mins
Brussels	1hr 10mins
Edinburgh	1hr 10mins
Franfurt	1hr 35mins
Madrid	1hr 55mins
Rome	2hr 15mins





**EPC - B47**

**RENT & SERVICE CHARGE**

Upon application to the sole agents.

**TENURE**

The offices are available on a floor by floor basis or as a whole via new flexible subleases on a term via arrangement.

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