



# 41 CORN STREET

18,890 SQ FT OF FULLY FITTED OFFICE SPACE AVAILABLE



# THE HISTORY

41 Corn St 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, pre-cast concrete fins and textured spandrel panels.





# MAKING AN ENTRANCE





# HIGH SPECIFICATION



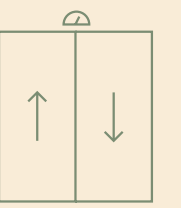
This modern workspace features exposed services, generous ceiling heights and dramatic Escher-like square windows that flood the open plan floors with natural light, complemented by contemporary amenities and roof terraces for a well-balanced working environment.



FULLY FITTED FLOORS (1-4)



EXPOSED SERVICES AIR CONDITIONING



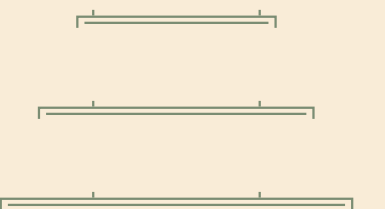
?? PERSON LIFTS



ROOF TERRACES



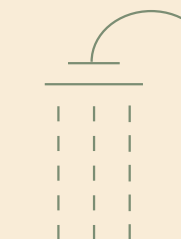
3M FLOOR TO CEILING HEIGHT



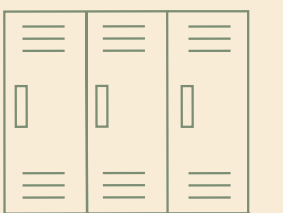
FEATURE LIGHTING



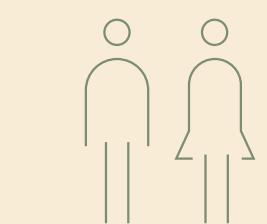
24 CYCLE SPACES



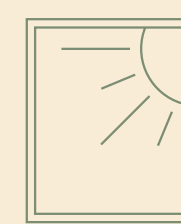
3 SHOWERS AND CHANGING FACILITIES



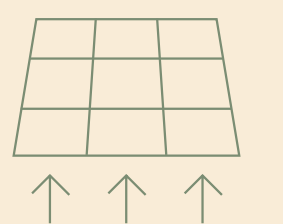
LOCKERS AND DRYING ROOM



WC'S ON EACH FLOOR



EXCELLENT NATURAL LIGHT



FULLY ACCESSIBLE RAISED FLOOR



# THE SPACE

41 Corn Street comprises basement, ground and six upper floors with private terraces on levels 2 and 5. There is a range of fully fitted or CAT A space available.





# 1ST

4,144 SQ FT

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



# 3RD

3,315 SQ FT

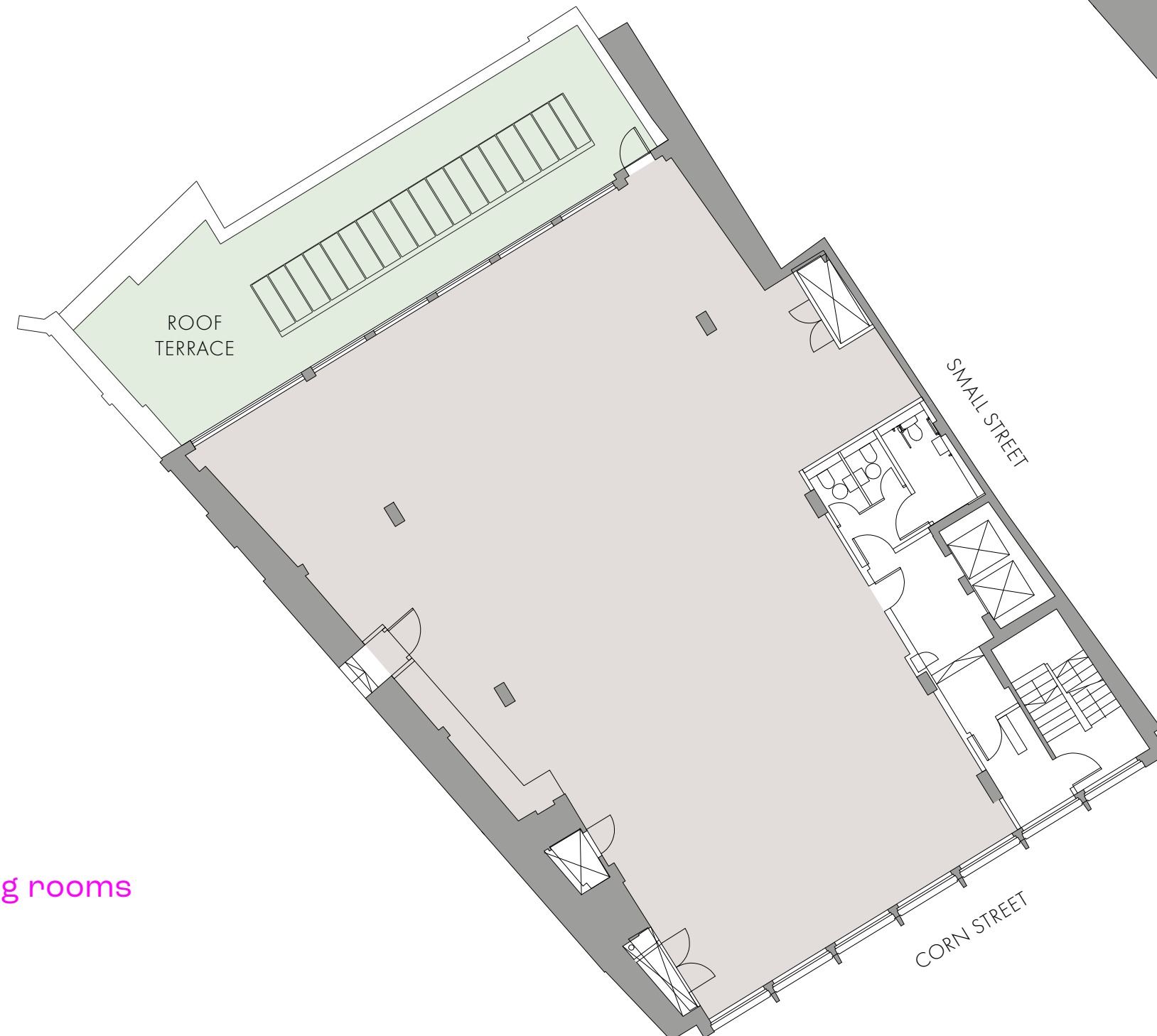
- 32 Desks
- 03 Meeting rooms
- 01 Teapoint
- 01 Breakout area
- 02 Informal meeting rooms
- 02 Booths
- 06 Hot desks
- 02 Call pods



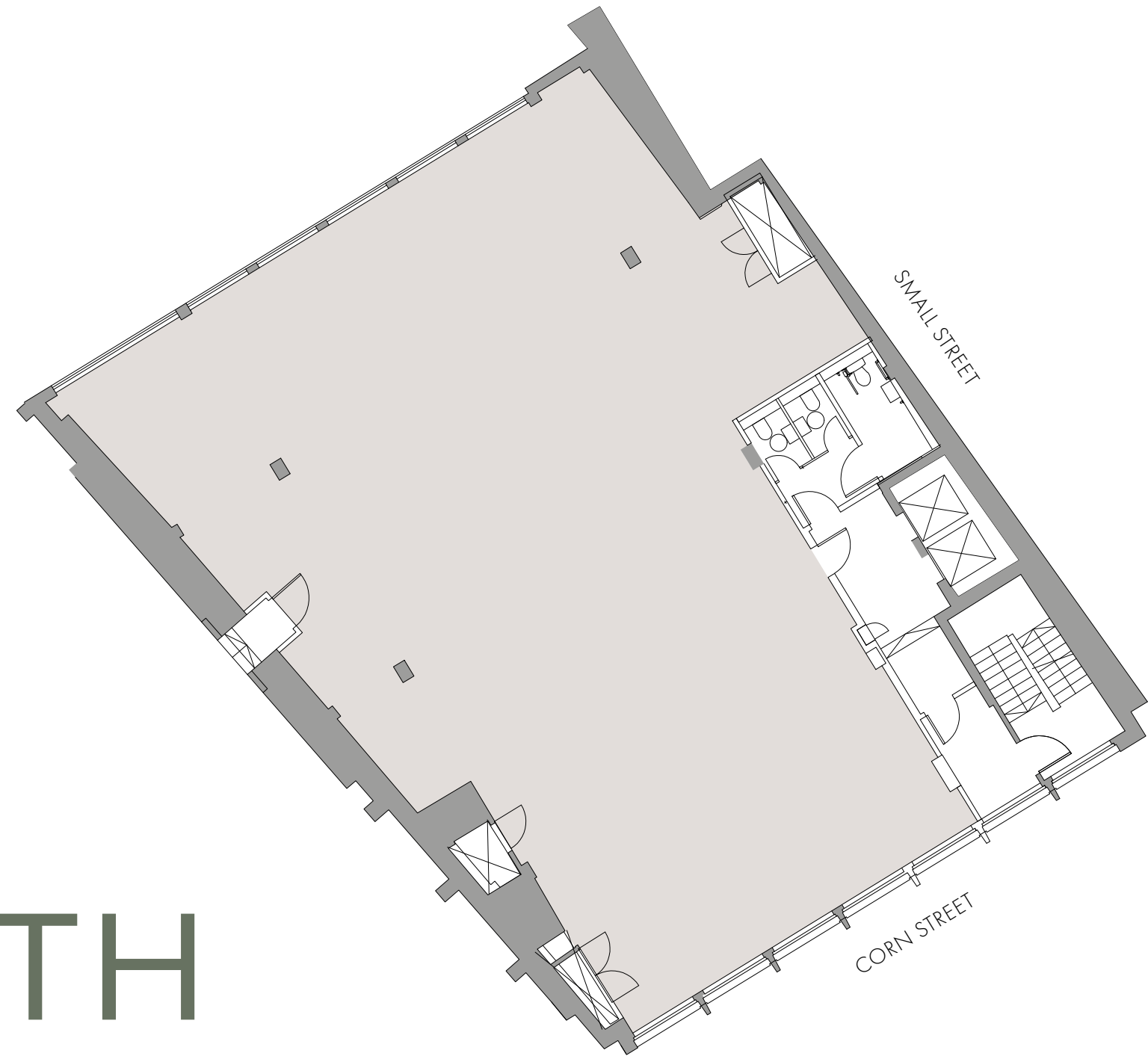
# 2ND

3,315 SQ FT

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



Floor plans not to scale, for identification purposes only



# 4TH

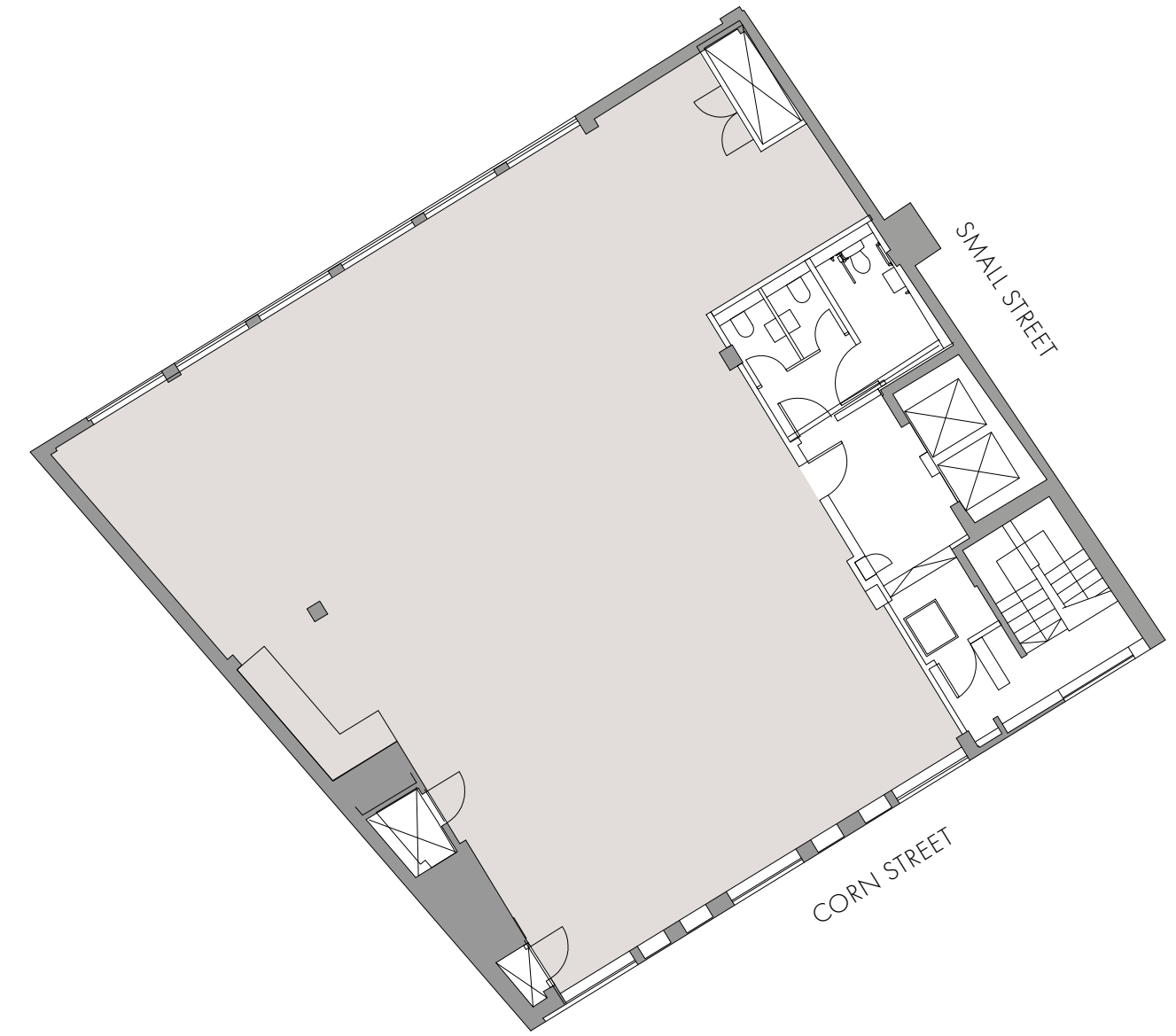
3,315 SQ FT

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

# 6TH

2,325 SQ FT

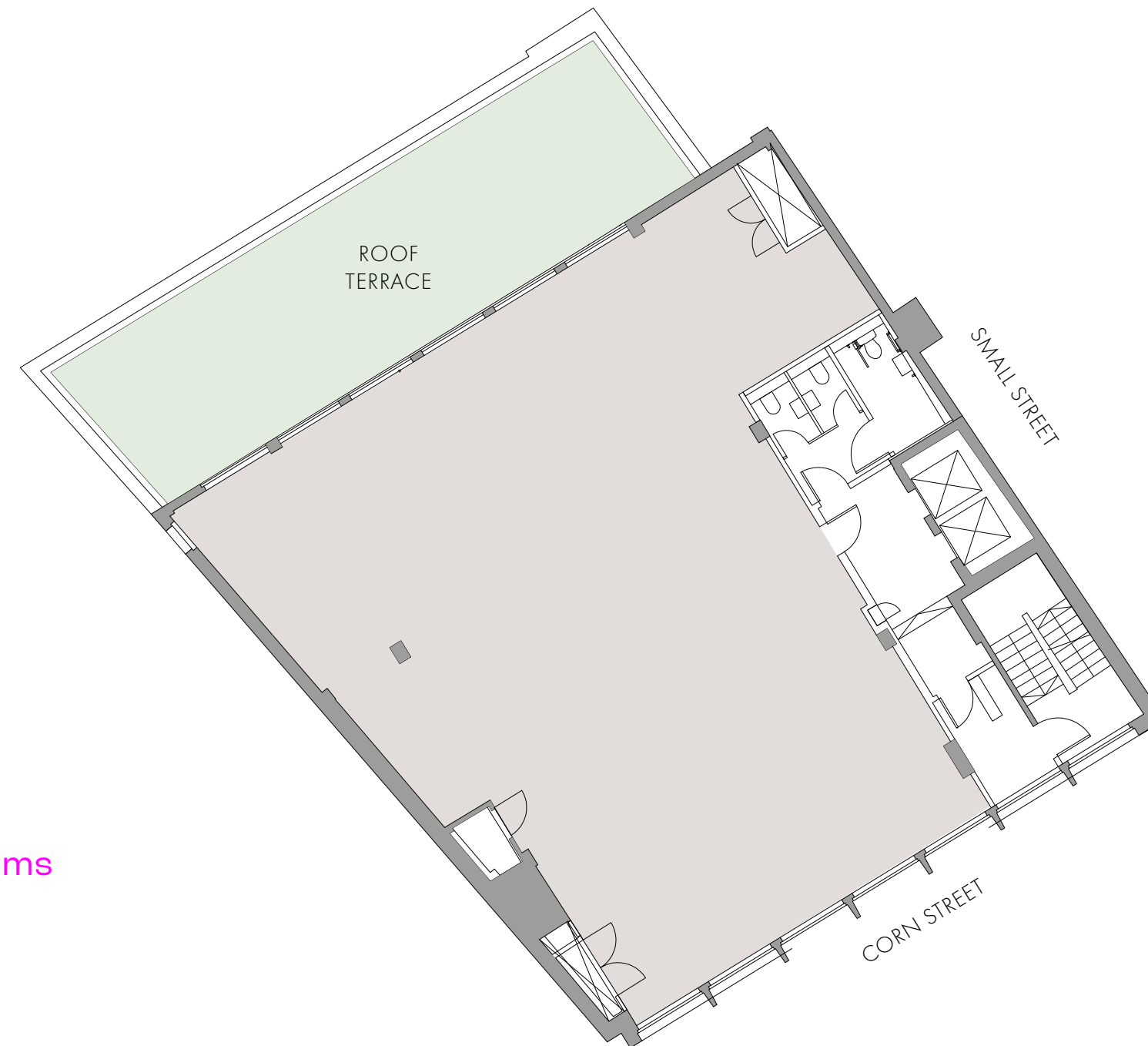
- 32 Desks
- 03 Meeting rooms
- 01 Teapoint
- 01 Breakout area
- 02 Informal meeting rooms
- 02 Booths
- 06 Hot desks
- 02 Call pods



# 5TH

2,476 SQ FT

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





# DISTINCTLY URBAN



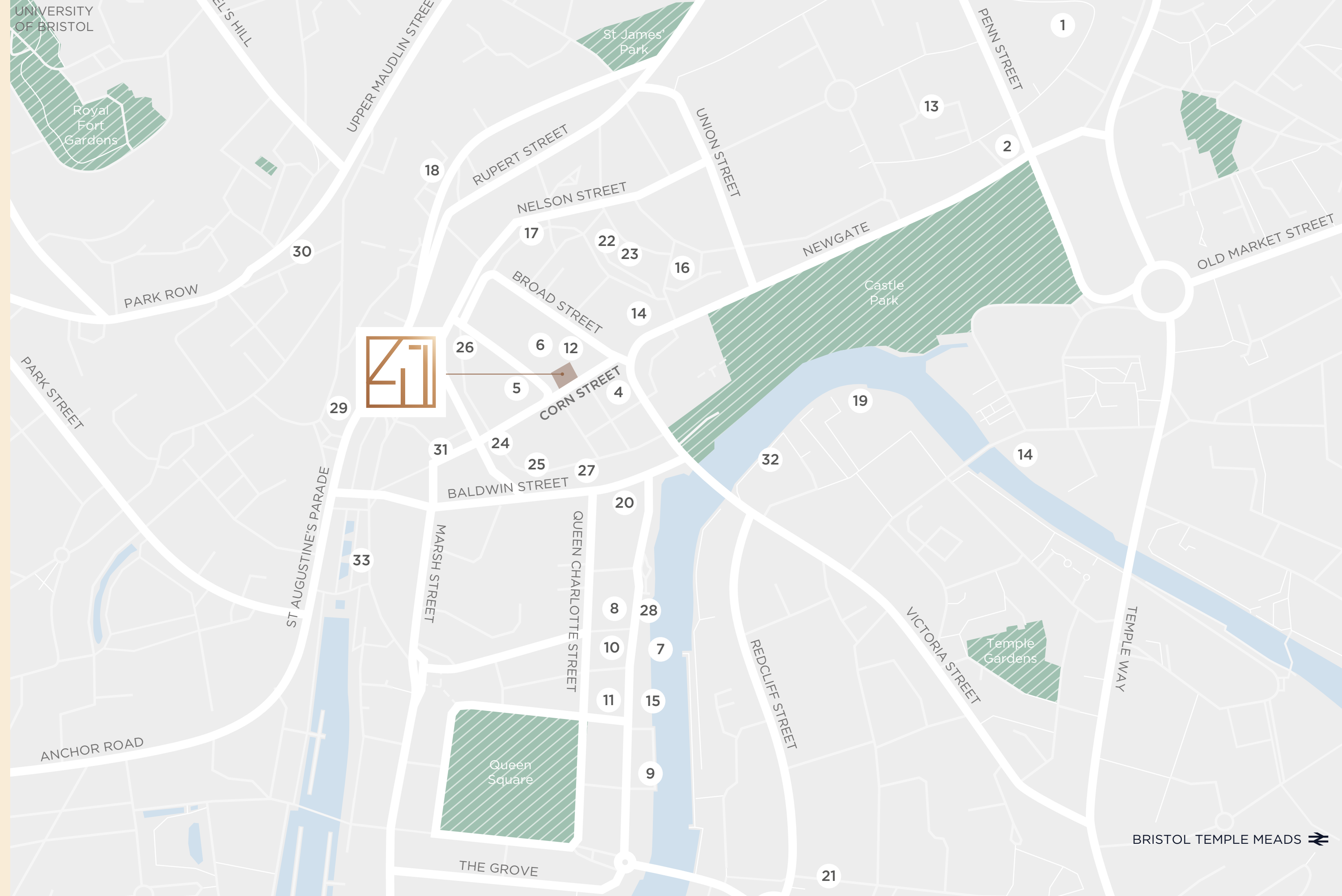
Corn Street is in the heart of the historic city centre of Bristol, an area which has seen strong regeneration and is filled with restaurants, pubs, secret bars and independent coffee shops. St Nicolas Market is around the corner, home to street food and a farmers' market, while the harbourside is a 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, Immersive Labs/Access to Music, Lloyds Banking Group and Wards Solicitors.



# AMENITIES

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



# TRAVEL TIMES





## LEASE

Available on new FRI lease(s)

## RENT

Upon application

## Viewing

By arrangement

## EPC B

## CONTACT

For further information please contact:



**Christopher Meredith**  
0117 910 2216  
cmeredith@savills.com

**Harry Allen**  
0117 910 2356  
hrallen@savills.com



**Andy Smith**  
+44 7443 983 253  
andy.smith@knightfrank.com

**Polly Smart**  
+44 7929 673 626  
polly.smart@knightfrank.com

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