



41 CORN STREET

18,882 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.





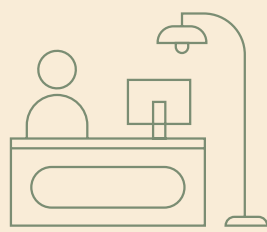
41 CORN ST

MAKING AN
ENTRANCE

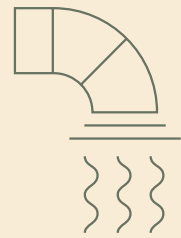


HIGH SPECIFICATION

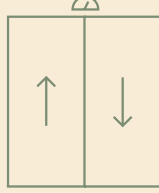
This modern workspace features exposed services, generous ceiling heights and dramatic Escher-like square windows that flood the open plan floors with natural light, complemented by contemporary amenities and roof terraces for a well-balanced working environment.



FULLY FITTED FLOORS (1-4)



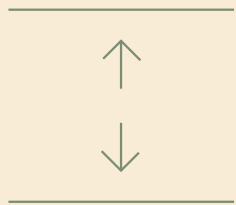
EXPOSED SERVICES AIR CONDITIONING



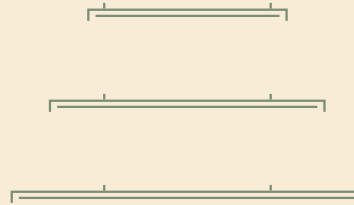
?? PERSON LIFTS



ROOF TERRACES



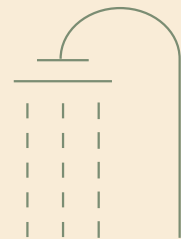
3M FLOOR TO CEILING HEIGHT



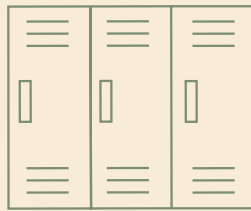
FEATURE LIGHTING



24 CYCLE SPACES



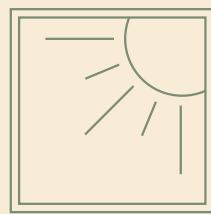
3 SHOWERS AND CHANGING FACILITIES



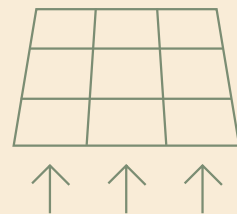
LOCKERS AND DRYING ROOM



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.



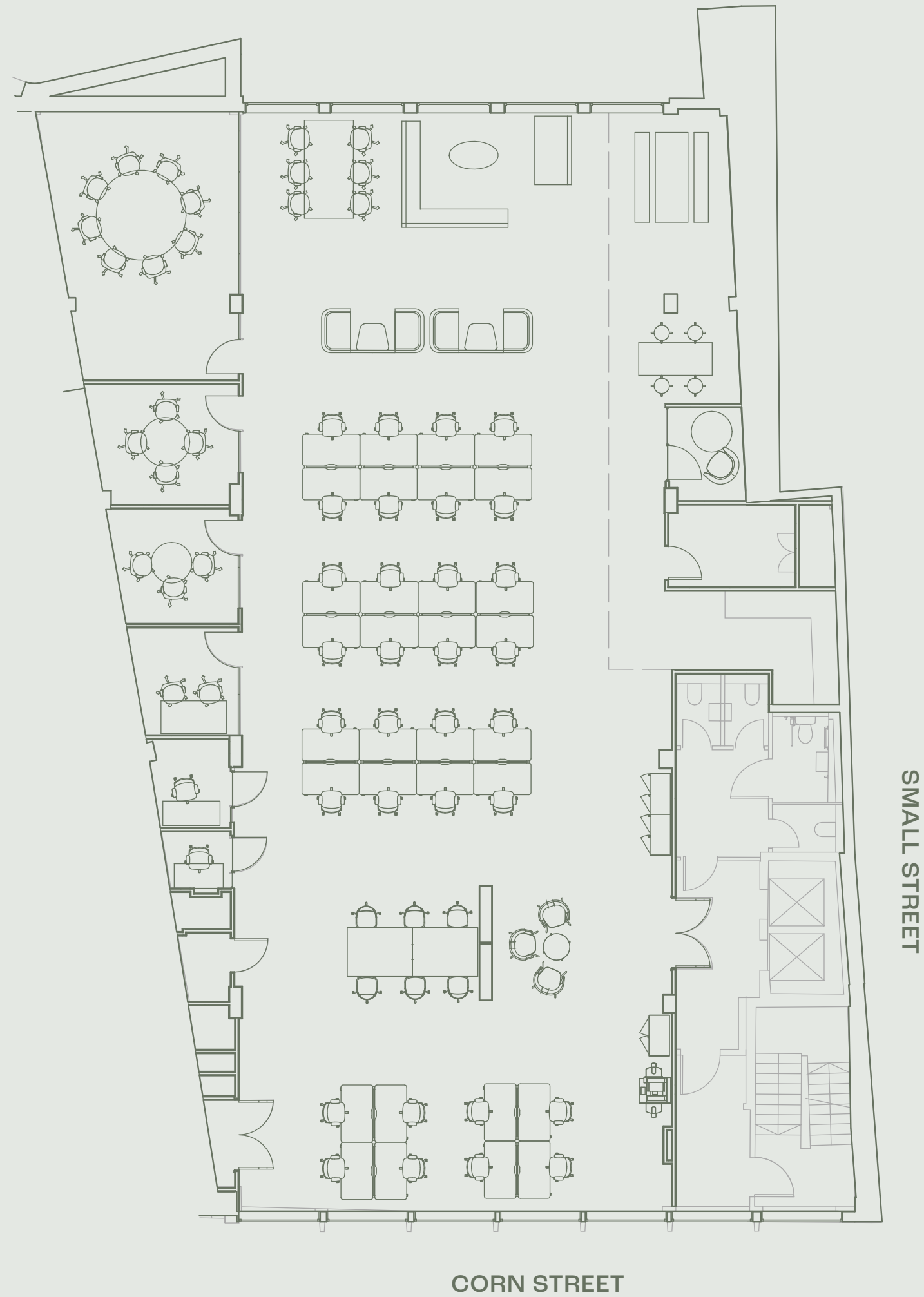




1ST

4,168 SQ FT

- 32 desks
- 06 hot desks
- 03 meeting rooms
- 02 booths
- 01 call pod
- 01 tea point
- 01 breakout area



2ND

3,325 SQ FT

- 34 desks
- 06 hot desks
- 02 meeting rooms
- 02 booths
- 03 call pods
- 01 tea point
- 01 break out area

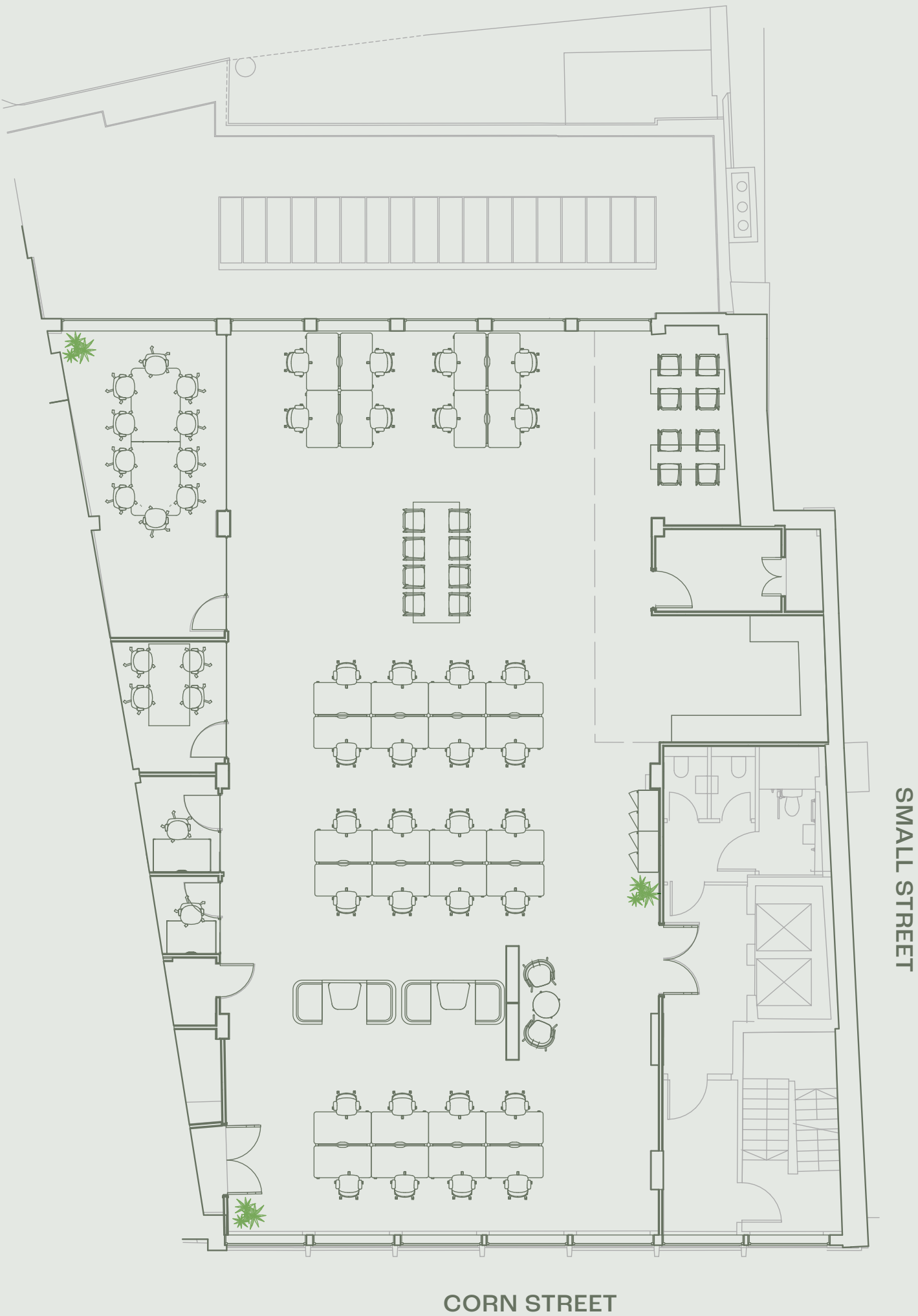




3RD

3,312 SQ FT

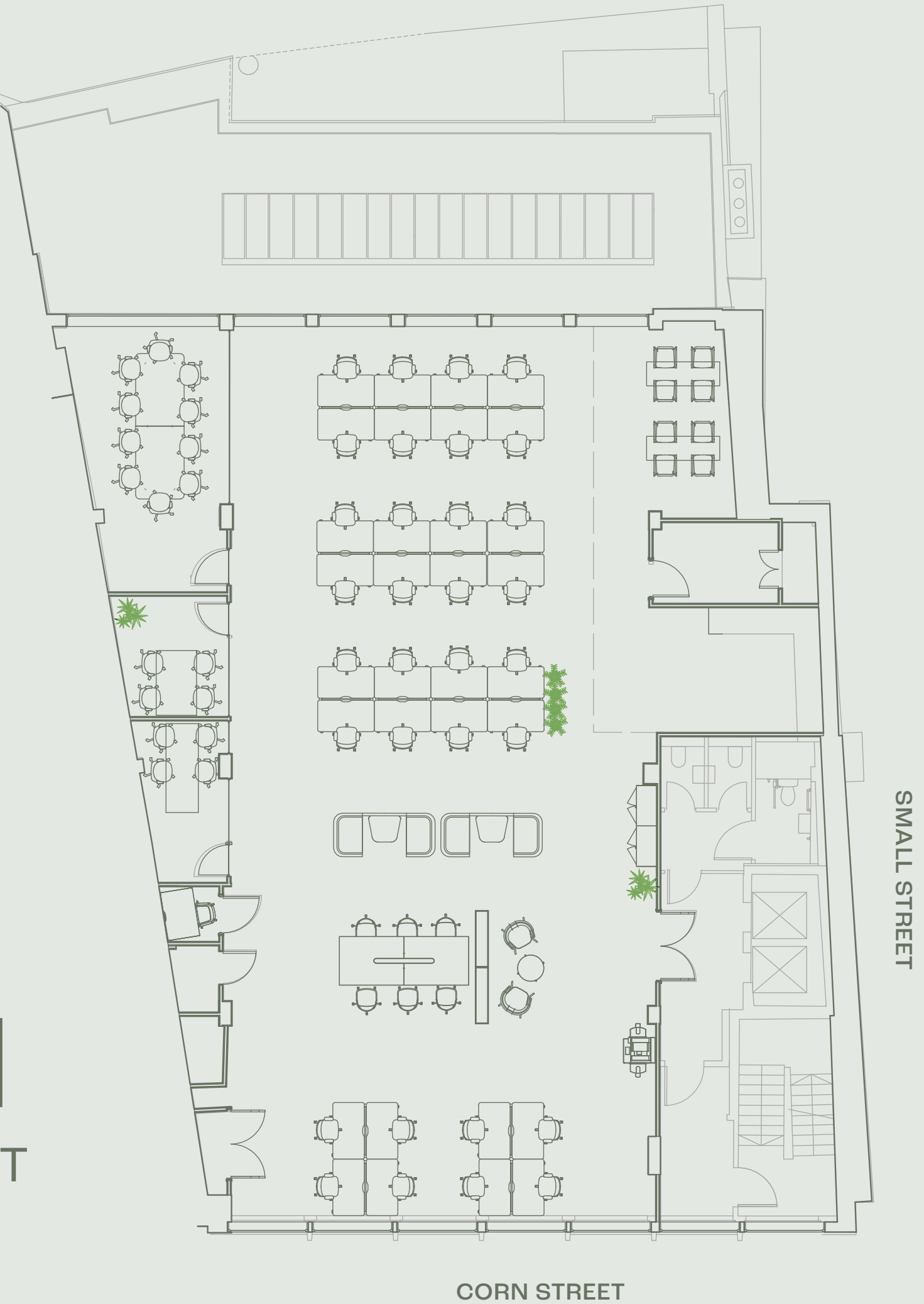
- 32 desks
- 08 hot desks
- 02 meeting rooms
- 02 booths
- 02 call pods
- 01 tea point
- 01 break out area

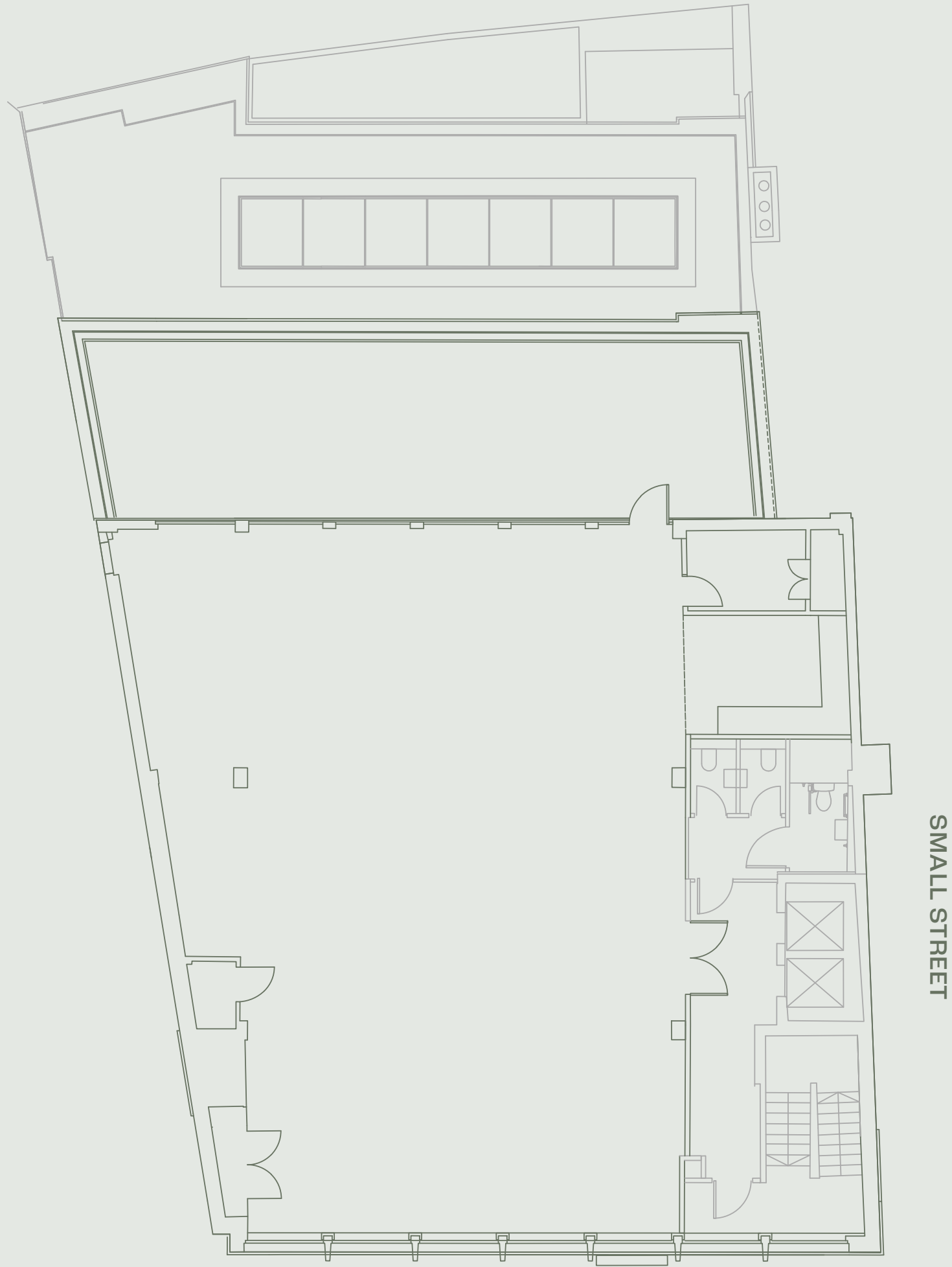


4TH

3,310 SQ FT

- 32 desks
- 06 hot desks
- 03 meeting rooms
- 02 booths
- 01 call pod
- 01 tea point
- 01 break out area

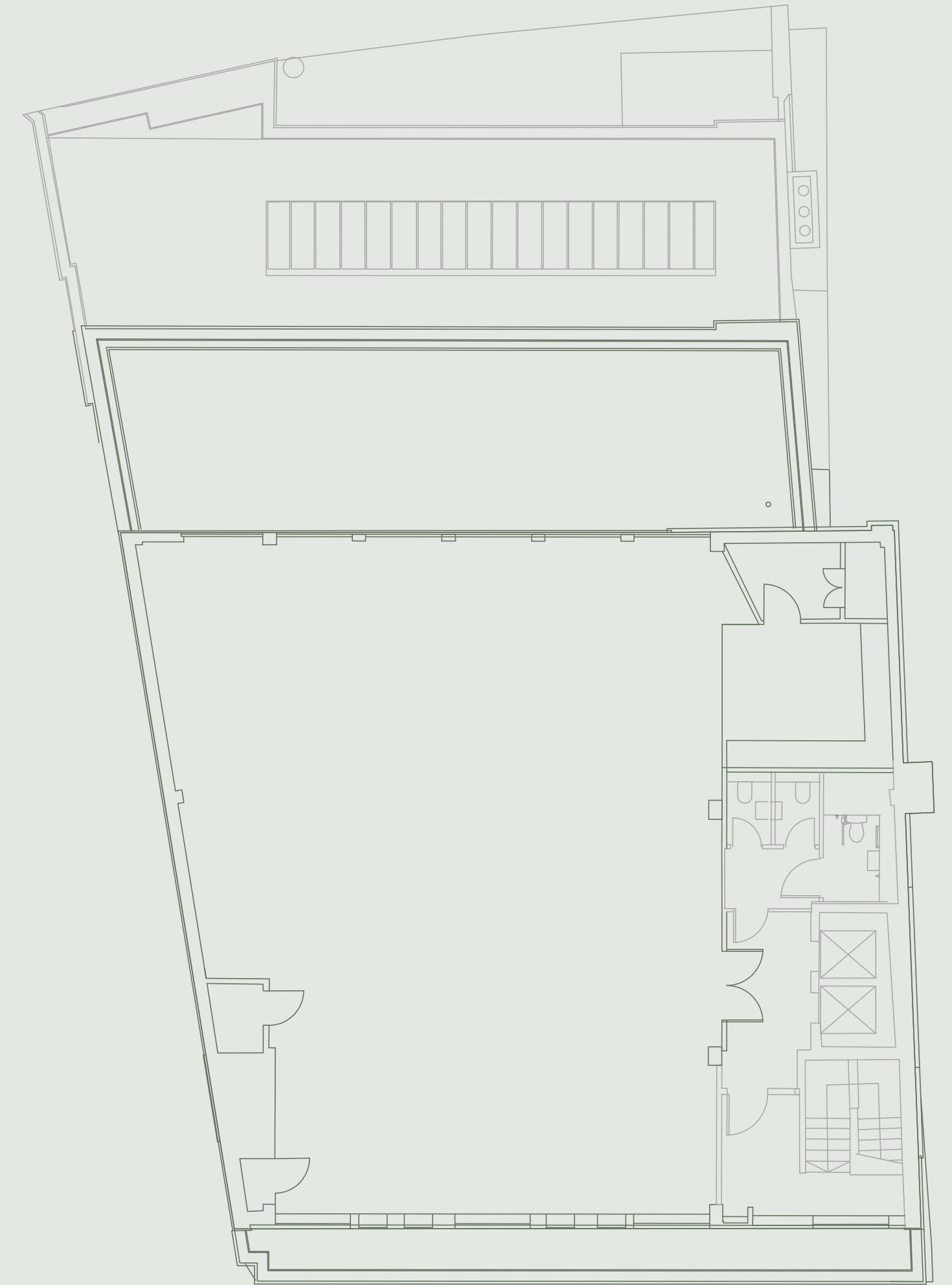




SMALL STREET

CORN STREET

5TH
2,453 SQ FT



SMALL STREET

CORN STREET

6TH
2,314 SQ FT





DISTINCTLY URBAN

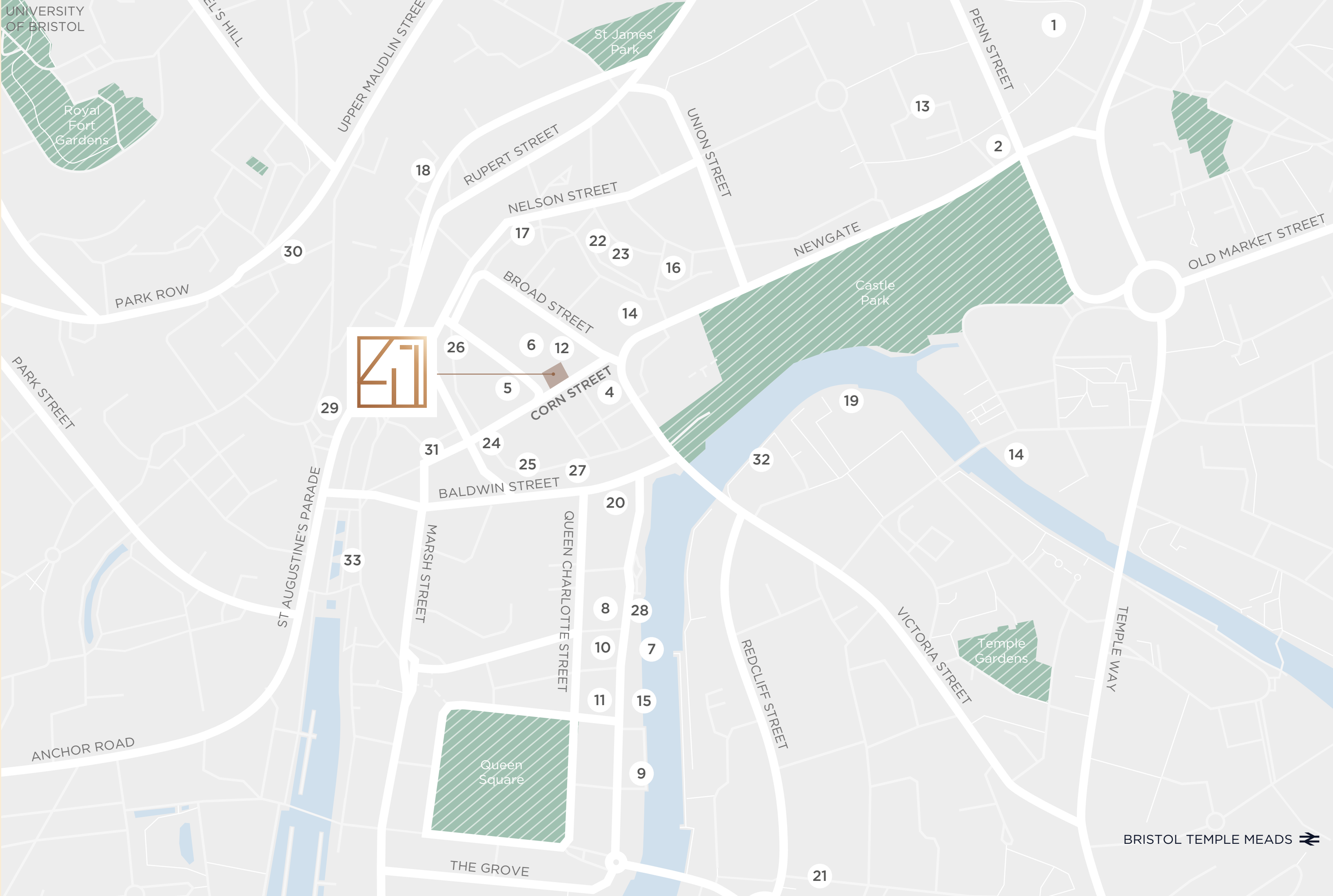
Corn Street is in the heart of the historic city centre of Bristol, an area which has seen strong regeneration and is filled with restaurants, pubs, secret bars and independent coffee shops. St Nicolas Market is around the corner, home to street food and a farmers' market, while the harbourside is a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

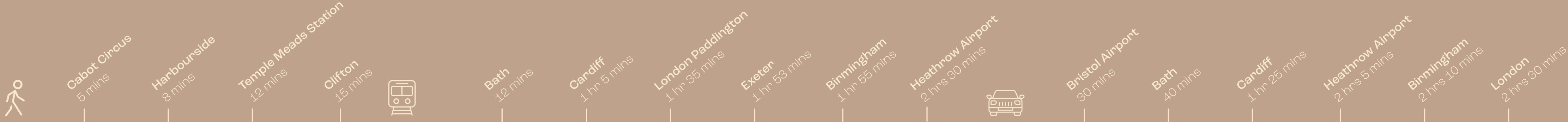


AMENITIES

- 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

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