

FLEXIBLE FULLY FITTED OFFICES

41 Corn Street, Bristol City Centre, BS1 1HT

Fully Fitted 'Plug n Play': 2,300 - 15,575 sq ft with private roof terraces



Location - BS1 1HT

Corn Street is in the heart of the historic city centre a unique offering from St Nicolas Market home to a great selection of street food and farmers market. Metrobus stops located at the end of the street & Temple Meads Station is a 16 minute walk.

Description

41 Corn Street has been fully refurbished throughout providing high quality open plan offices to the following specification:

- Fully fitted with desks, meeting rooms & collaboration spaces, kitchen and break out areas.
- New exposed services air conditioning & LED lighting.
- New carpeting, perimeter trunking and redecoration throughout with a kitchenette on each floor.
- Private roof terraces on 2nd & 5th floors.
- Shower & changing provision via agreement.

Quoting Rent & Service Charge

Upon Application.

Tenure

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

Viewing & Further Information

Chris Meredith

Office Agency

0787 0999 732

CMeredith@savills.com

savills.co.uk

Sam Williams

Office Agency

07811 762 491

sam.j.williams@savills.com

Harry Allen

Office Agency

07807 999 440

HRallen@savills.com

Availability

Floor	Area (Sq ft)	Area (Sq M)
6th	2,325	216
5th	2,476 + Terrace	230
3rd	3,315	308
2nd	3,315 + Terrace	307
1st	4,144	385
Total	15,575 sq ft	1,466 sq m

Business Rates

Rateable Value: £333,629

Rates Payable : £182,161 per annum (£11.70 per sq ft).

We recommend all interested parties contact the local authority to confirm the exact rating liability on the office suites.

Use - Class E (Previously, known as B1 Offices).

EPC - B47

VAT

The property is elected for VAT, which will be payable on the rent and service charge at the prevailing rate.

Legal Costs

Each party will bear their own legal costs.





2nd floor meeting room



2nd floor meeting room

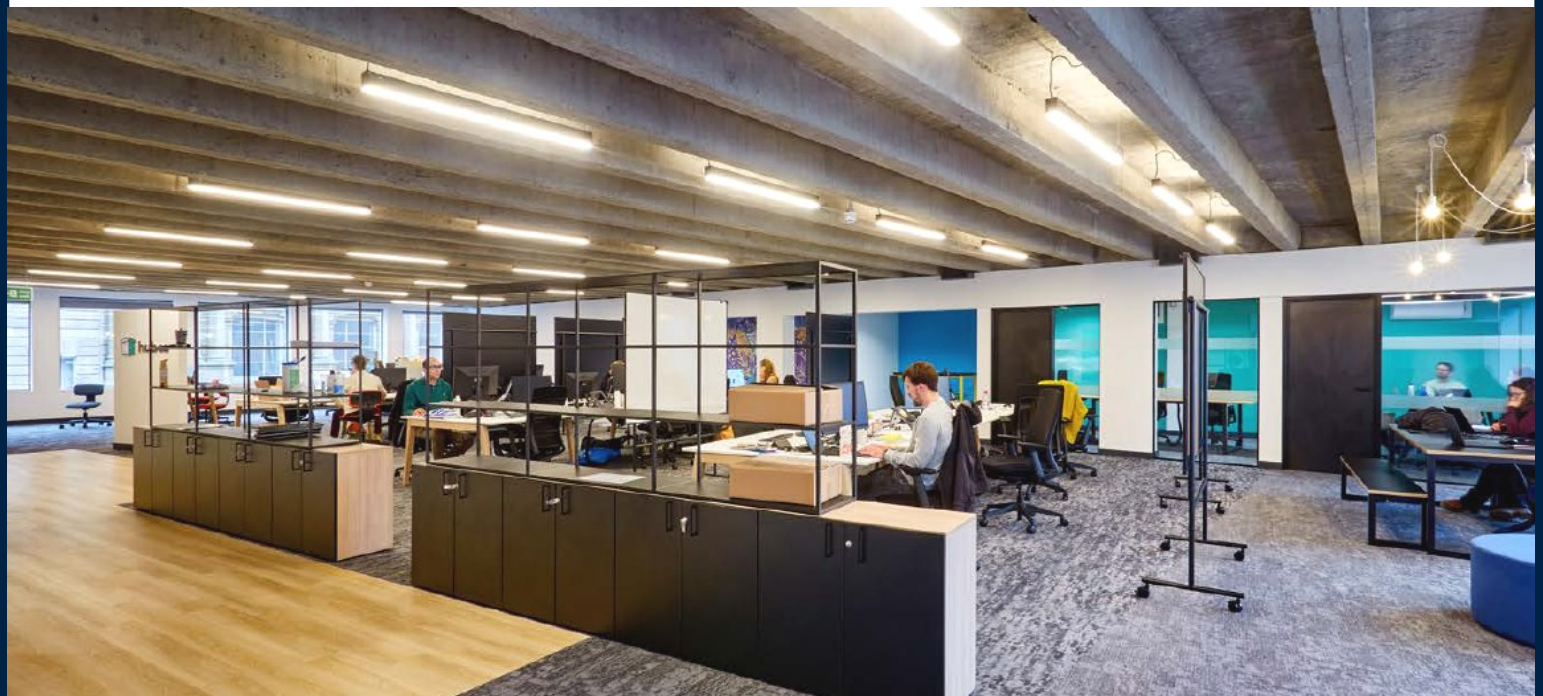
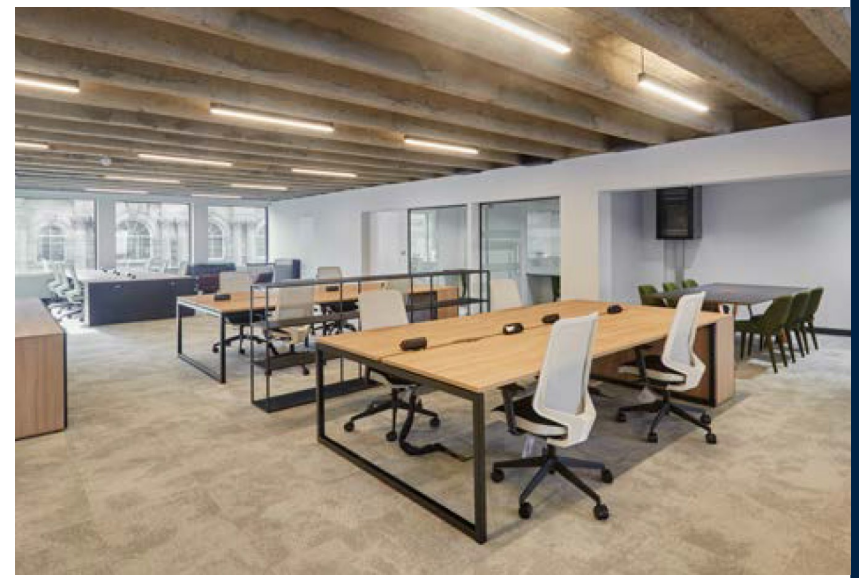
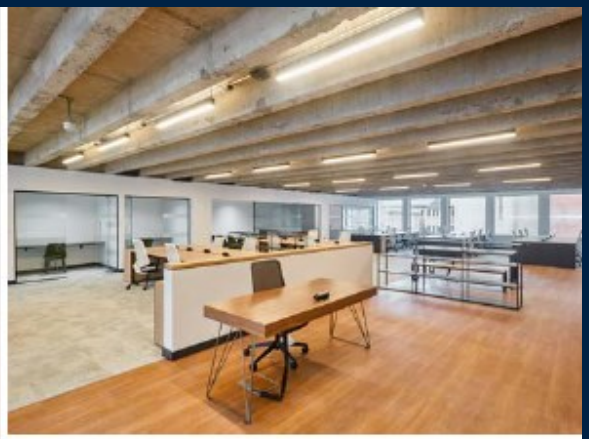


5th floor

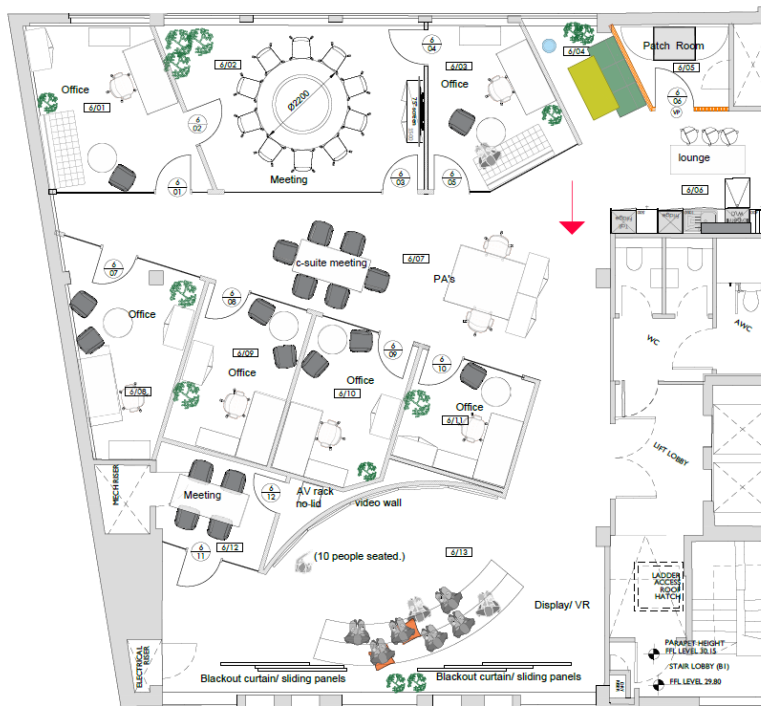


5th floor terrace





6th Floor fit out



5th Floor fit out



Viewing & Further Information

Chris Meredith

Office Agency
0787 0999 732

C Meredith@savills.com

Sam Williams

Office Agency
07811 762 491

sam.j.williams@savills.com

Harry Allen

Office Agency
07807 999 440

HRallen@savills.com

Important Notice

Savills, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Savills have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

July 2024

