

Work  
IN  
style

GH

---

GILBERT HOUSE

37-39 CORN ST • BRISTOL

# Grand DESIGN ambitions



**9,504 sq ft of stylish central Bristol offices available to let. Lovingly restored both inside and out, Gilbert House feels like a private members' club, but with a very modern edge.**

Exposed original brickwork is complemented by brushed brass light fittings, pastel hues and parquet flooring.

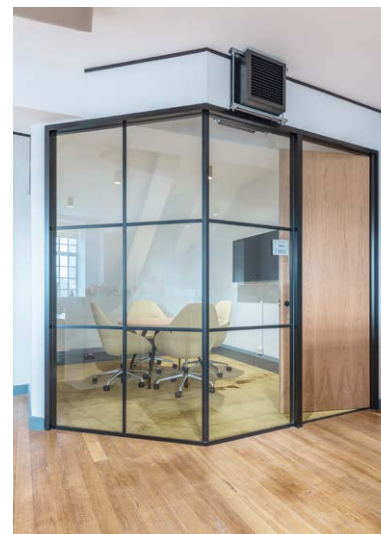
Originally used as a bank, Gilbert Scott left his stamp on the design of Gilbert House with windows that resemble the panes of his iconic red telephone box design.



# Unique

TIMELESS

# quality



FURNISHED OR  
UNFURNISHED



FLEXIBLE  
LEASE TERMS



**Unique, newly refurbished offices of a size and quality rarely seen so centrally located.**

Gilbert House comprises basement, ground floor and five upper levels and includes a new communal roof terrace for all occupiers to enjoy.

Office space can be provided furnished or unfurnished and on flexible lease terms.

# Inspiring WORK space



NEW AIR  
CONDITIONING



FEATURE  
LIGHTING



NEW LIFT



CYCLE STORAGE



NEW WINDOWS



SHOWERS



RESTORED  
PERIOD FEATURES

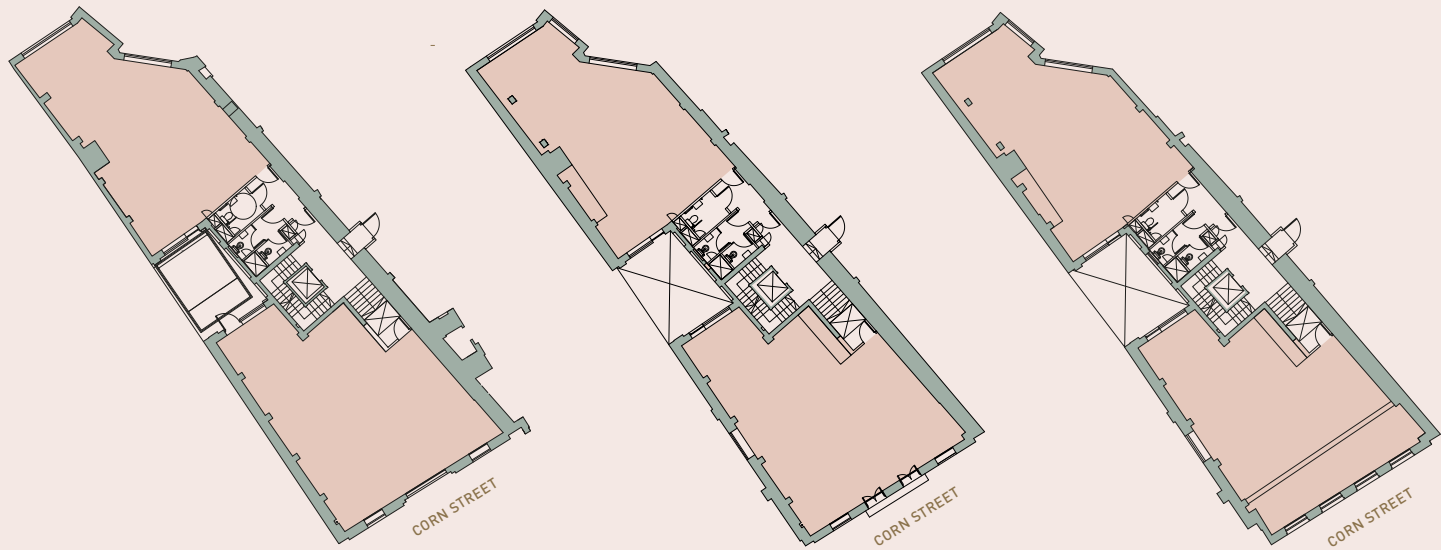


NEW COMMUNAL  
ROOF TERRACE





# Space THAT works



First Floor

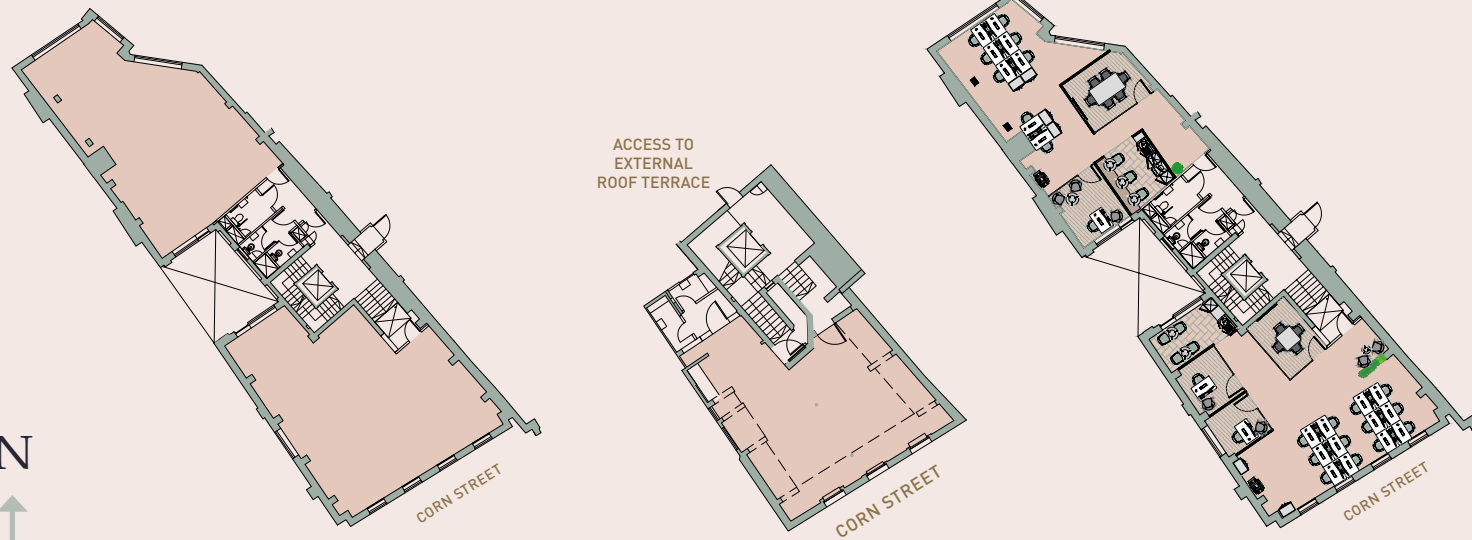
Second Floor

Third Floor

Fourth Floor

Fifth Floor

Creative Space Planning



Floor	Sq ft
Fifth	689
Fourth	2,174
Third	2,228
Second	2,217
First	2,196
<b>Total</b>	<b>9,504</b>







# Discover

## CORN

# street



**Corn Street is in the heart of the historic city centre of Bristol.**

A lively area which is filled with restaurants, pubs, secret bars and independent coffee shops.

The famous St Nicholas Market is also on Corn Street, home to street food and a farmers' market, while the vibrant Bristol Harbourside is just a short stroll away.



## Gilbert House, 37-39 Corn Street, Bristol BS1 1JQ

- |                      |                      |                       |                |
|----------------------|----------------------|-----------------------|----------------|
| 1 Cabot Circus       | 6 Bristol Beacon     | 11 Bristol Aquarium   | 16 Travelodge  |
| 2 The Galleries      | 7 O2 Academy Bristol | 12 Radisson Blu Hotel | 17 Novotel     |
| 3 St Nicholas Market | 8 Hippodrome         | 13 Bristol Old Vic    | 18 Hilton      |
| 4 The Corn Exchange  | 9 Bristol Cathedral  | 14 Brewdog            | 19 Bocabar     |
| 5 The Milk Thistle   | 10 Za Za Bazaar      | 15 Tesco Express      | 20 Bella Vista |



# Walk THE city



5 MINS TO  
CABOT CIRCUS



8 MINS TO  
HARBOURSIDE



12 MINS TO  
TEMPLE MEADS



15 MINS  
TO CLIFTON

At the end of Corn Street are several metrobus stops and Temple Meads Railway Station is just a 12-minute walk.

The area is already popular with a wide range of existing office occupiers, particularly in the media, creative, technology, professional and financial services sectors.

Major nearby occupiers include Immediate Media, Graphcore, Lloyds Banking Group and Abide Financial.

From Temple Meads to:	Time
Bath	12 mins
Cardiff	1 hr 5 mins
London Paddington	1 hr 35 mins
Exeter	1 hr 53 mins
Birmingham	1 hr 55 mins
Heathrow Airport	2 hrs 30 mins



#### Terms

Flexible lease terms available on a new FRI lease(s). Existing leases expiring September 2031.

#### Rent

Upon application.

#### Service charge

Service Charge £7.08 per sq. ft. (to be updated in April 2023).

#### Business rates

Please be advised that all interested parties should make enquires direct to the local authority.

#### Energy performance certificate

Gilbert House has an EPC rating of B (44).

#### Anti money laundering

The successful lessee will be required to provide the usual information to satisfy the AML requirements.

#### VAT

All figures quoted are exclusive of VAT.

#### Legal costs

Each party to bear their own legal costs.

#### Viewing

By arrangement with the sole agents

#### Rupert Elphick

07721 459 726

rupert.elphick@realestate.bnpparibas



SUBJECT TO CONTRACT Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited, nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. February 2023