

GILBERT HOUSE

37-39 Corn Street, Bristol
Boutique Office Accommodation



Sir Giles Gilbert Scott

Gilbert House was built in 1933 by Sir Giles Gilbert Scott, architect and designer of the red telephone box. His characteristic style was a blend of Gothic tradition and modernism lending a sense of grandeur to the functionality of notable buildings like Battersea Power Station and Liverpool Cathedral. Gilbert Scott was knighted by King George V and appointed a Member of the Order of Merit (OM) by King George VI.





Elegant & Stylish

Taking its cues from the Art Deco period in which it was built, the interior of Gilbert House feels akin to a private members' club, but with a modern edge. Exposed original brickwork is softened by brushed brass light fittings, pastel hues and parquet flooring. Originally used as a bank, Gilbert Scott left his stamp on the design with windows that resemble the panes of his iconic red telephone box.

Modern & Flexible

A unique, newly refurbished offering of a size and quality rarely seen so centrally located, Gilbert House comprises basement, ground floor, and five upper levels and will include a new communal roof terrace for all occupiers to enjoy.

New air conditioning

New lift

New windows

New communal roof terrace

Feature lighting and restored period features

Showers and cycle storage





‘Respecting the building’s restrained character and heritage, the exterior will be lovingly restored alongside a reimagined, refined interior.’

ThirdWay Architecture



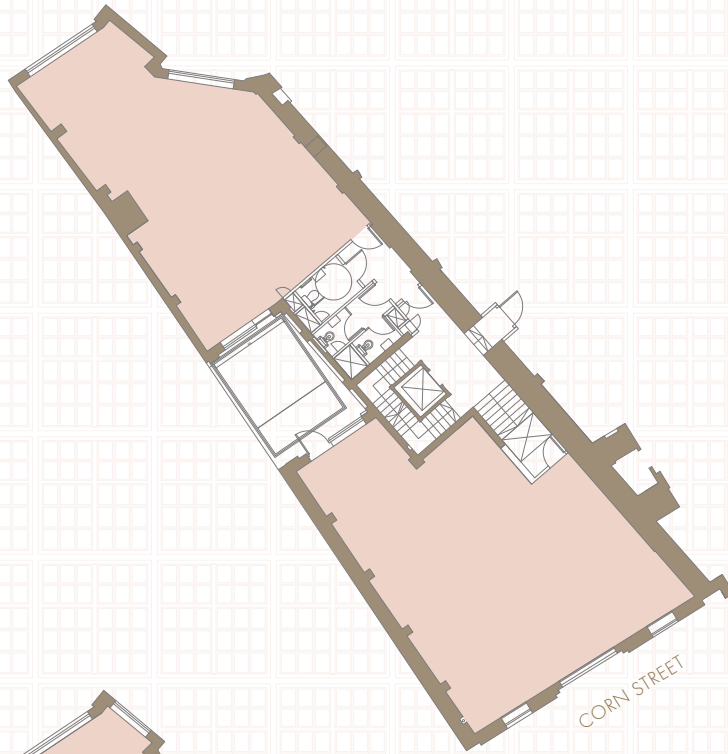
Light & Space

Floor	Sq ft
Fifth (external roof terrace)	628
Fourth	2,092
Third	2,155
Second	2,162
First	2,157
Ground	LET
Basement	LET
Total	9,194

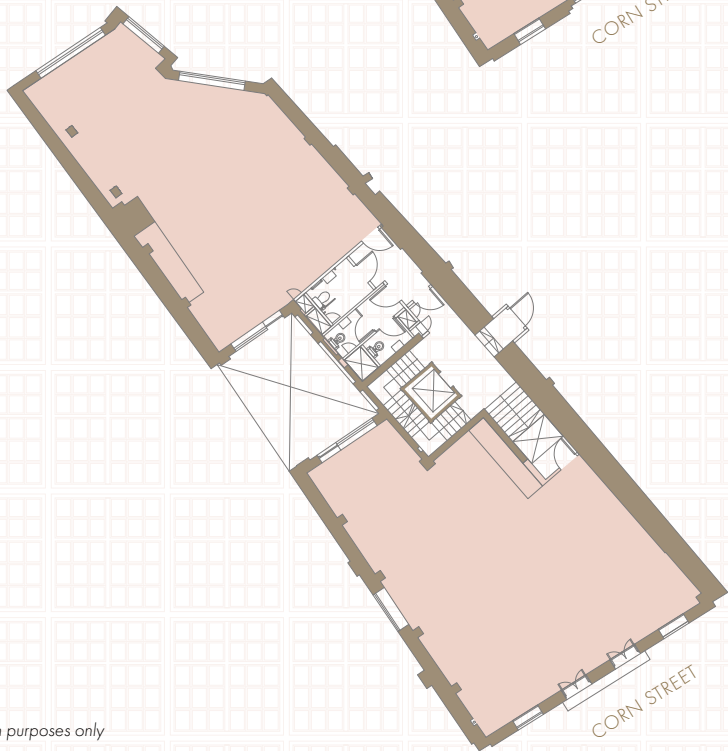
Approximate NIA areas

GILBERT HOUSE

First
2,157 sq ft

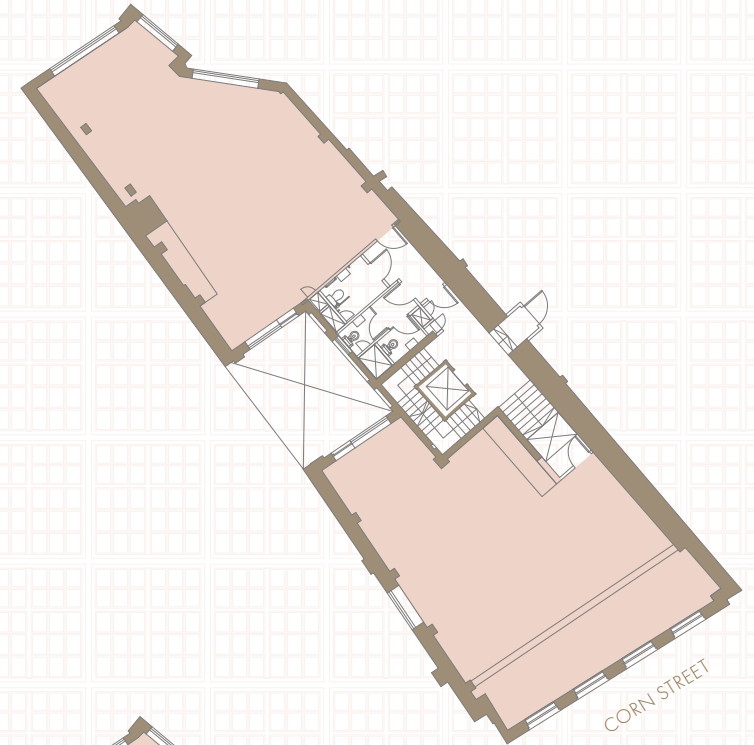


Second
2,162 sq ft

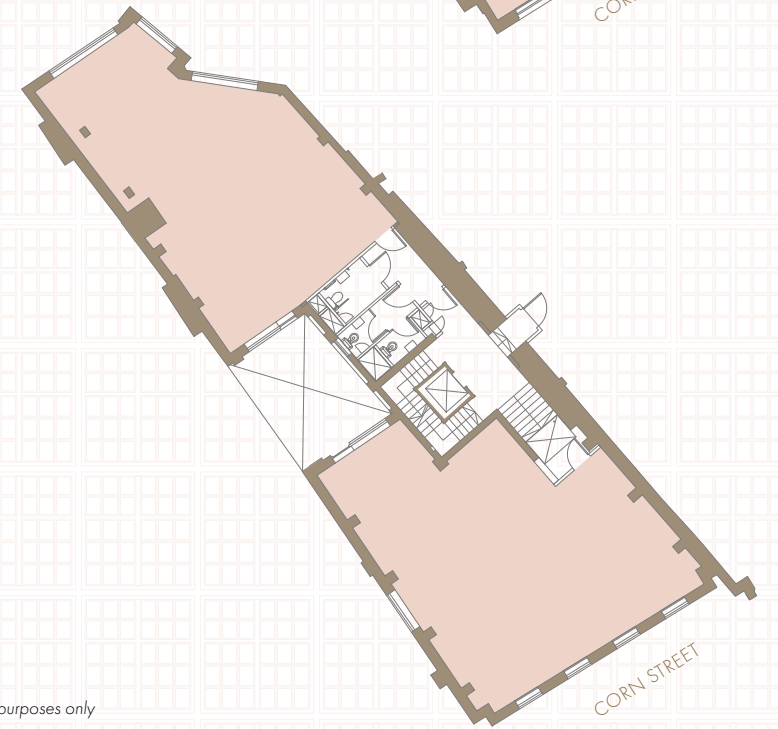


Floor plans not to scale, for identification purposes only

Third
2,115 sq ft

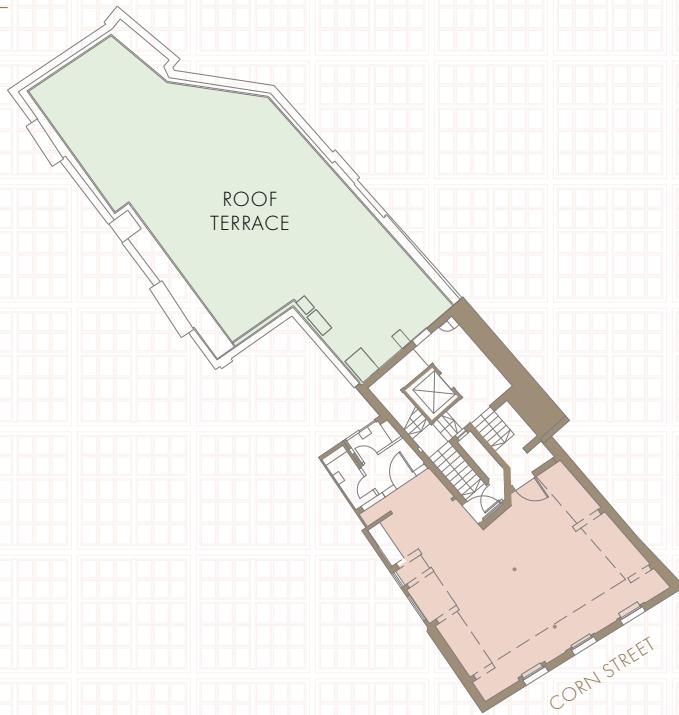


Fourth
2,092 sq ft



Floor plans not to scale, for identification purposes only

Fifth
628 sq ft



Creative spaceplan

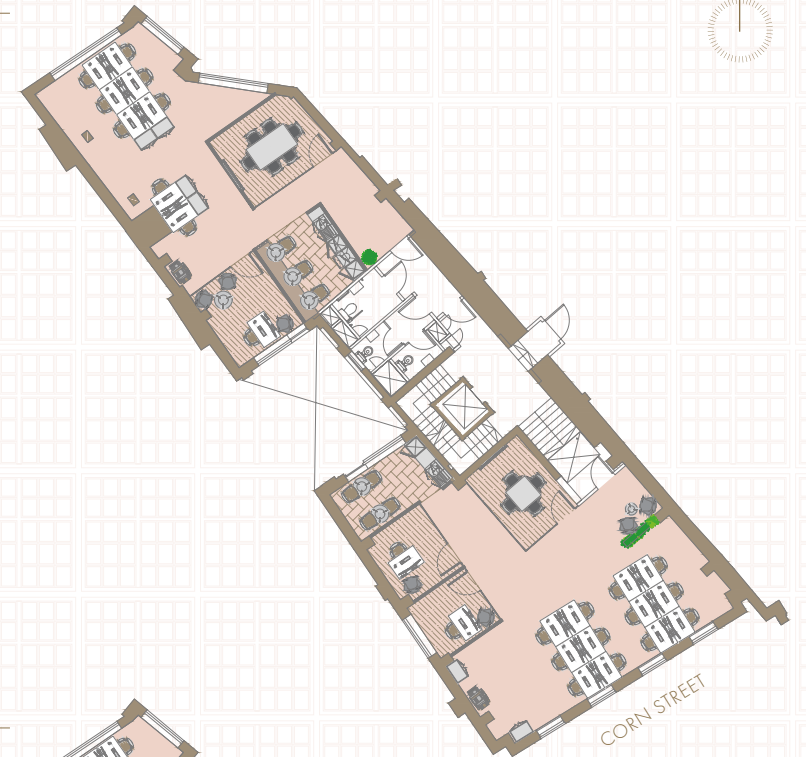


Unit A

- 08 Desks
- 01 Meeting rooms
- 01 Teapoint
- 01 Breakout area
- 01 Office

Unit B

- 12 Desks
- 01 Meeting rooms
- 01 Teapoint
- 01 Breakout area
- 01 Office



Corporate spaceplan

Unit A

- 10 Desks
- 01 Meeting rooms
- 01 Teapoint
- 01 Breakout area
- 11 Soft seating

Unit B

- 10 Desks
- 02 Meeting rooms
- 01 Teapoint
- 01 Breakout area
- 02 Offices
- 01 Soft seating



Spaceplans not to scale, for identification purposes only

Schedule of areas

There is the opportunity for an occupier to acquire 28,394 sq ft office accommodation by utilising the combined space of 41 Corn Street and Gilbert House.

In addition, both buildings are available on a floor by floor basis or through combinations of floors either vertically or laterally across both buildings meaning that requirements from c.689 sq ft to 28,394 sq ft can be accommodated.

Fifth
(external roof terrace) 628

Fourth 2,092

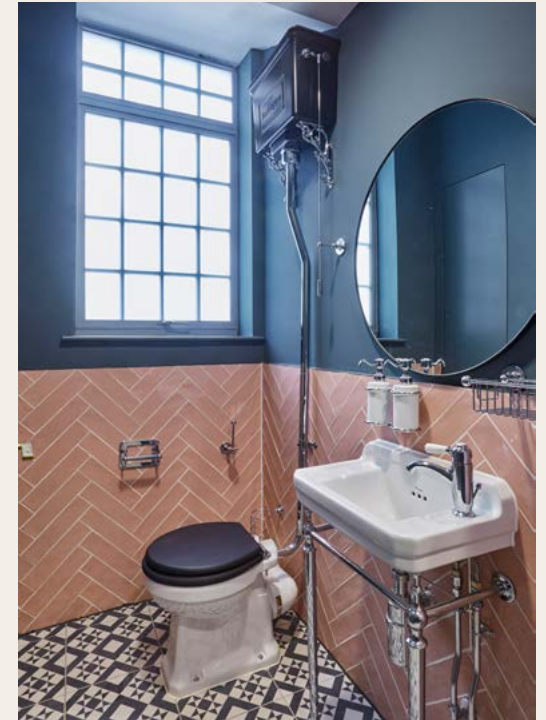
Third 2,115

Second 2,162

First 2,157

Total 9,194

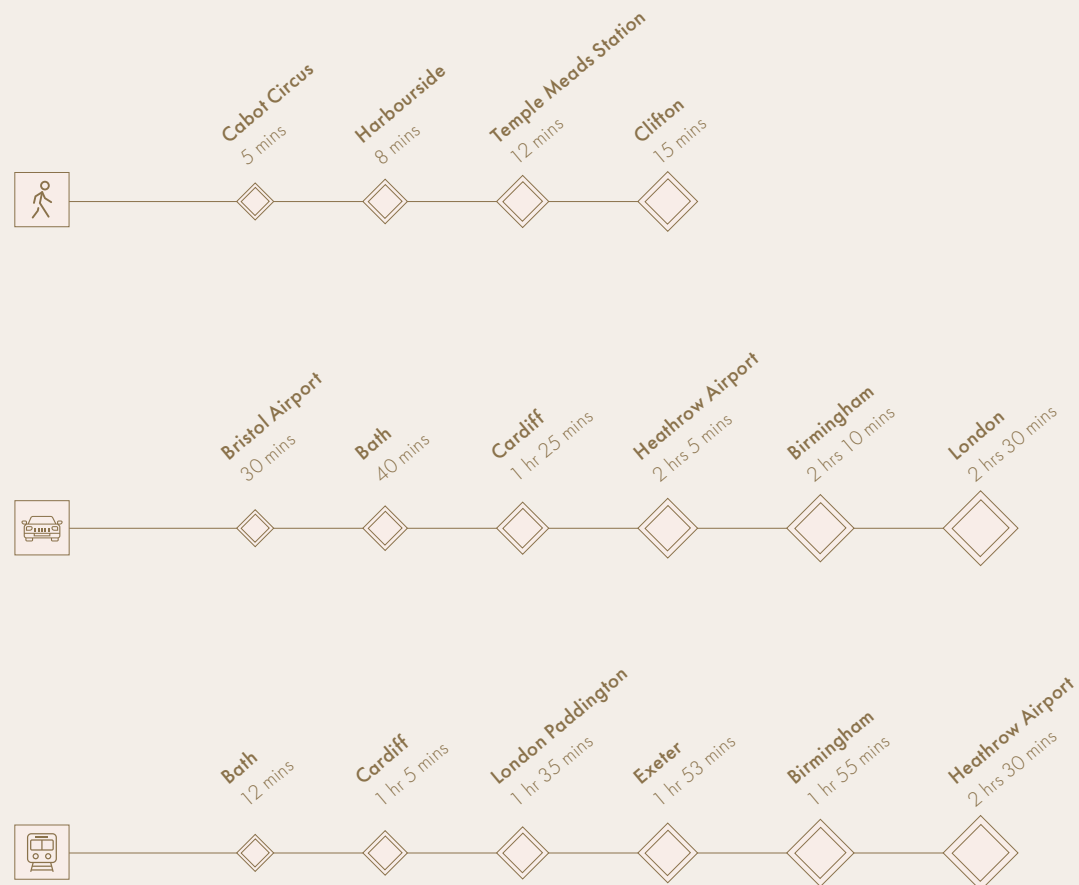
Approximate NIA areas



Central & Connected

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 Nicholas 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.

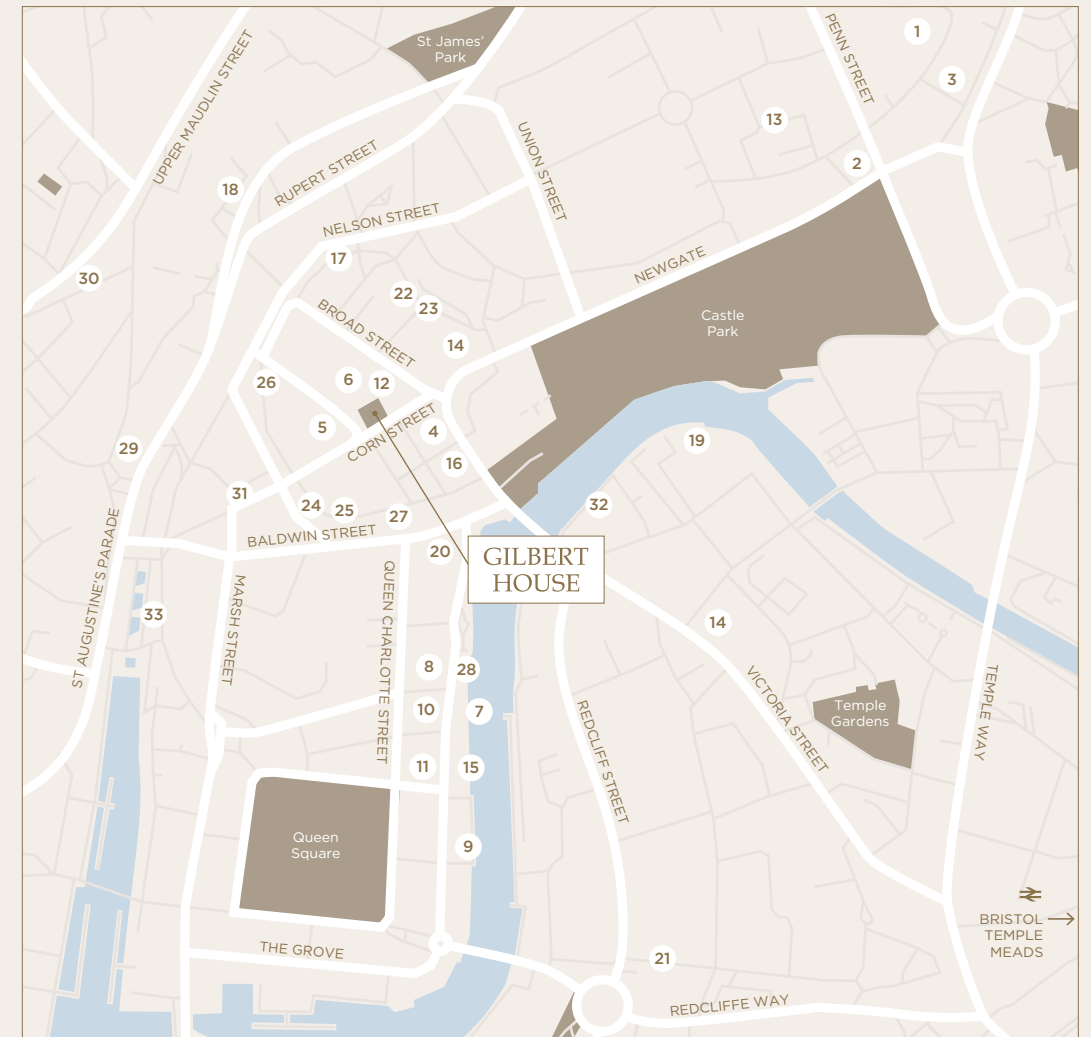
The area is already very popular with a wide range of existing office occupiers in particular in the media, creative, technology, professional and financial services sectors. Major nearby occupiers include Immediate Media, Graphcore, Lloyds Banking Group and Abide Financial.



Amenities

- | | | | |
|--------------------------|--------------------------------|--------------------------------------|-----------------------------|
| 1 Cabot Circus | 11 Spicer+Cole | 19 Left Handed Giant Brewpub | 27 Oowee Vegan |
| 2 Harvey Nichols | 12 Bristol Harbour Hotel & Spa | 20 BrewDog | 28 Three Brothers Burgers |
| 3 Foyles Bookshop | 13 Quakers Friars | 21 Pasture | 29 Bambalan |
| 4 St Nicholas Market | 14 Tesco Express | 22 F45 Gym | 30 Zerodegrees Microbrewery |
| 5 The Ox | 15 Vivo Gym | 23 Whistle Punks: Urban Axe Throwing | 31 Pasta Negra |
| 6 Small Street Espresso | 16 Cityzen Bikram & Hot Yoga | 24 Pasta Ripiena | 32 Pacific Yoga |
| 7 The Apple | 17 The Lanes | 25 Marmo | 33 Pieminister |
| 8 King Street Brew House | 18 Hotel du Vin | | |
| 9 Adelina Yard | | | |
| 10 Loch Fyne | | | |

BS1 1JQ





Lease

Available on new FRI lease(s)

Rent

Upon application

Viewing

By arrangement

EPC

To be assessed on practical completion, with a target of B

cornstreetbristol.co.uk

Contact

For further information please contact:



Christopher Meredith
0117 910 2216
cmeredith@savills.com

Harry Allen
0117 910 2356
hrallen@savills.com



Simon Price
0117 317 1084
sprice@alderking.com

Tom Dugay
0117 317 1094
tdugay@alderking.com

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