

TO LET

48

CORN ST

BRISTOL • BS1 1HQ

*Open plan office suites, at the heart of
Bristol's historic trading quarter*

DESCRIPTION

LOCATION

ACCOMMODATION

GALLERY

FURTHER INFORMATION



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Description

48 Corn Street offers modern, open plan floors behind an attractive period façade.

Under new ownership, the property has recently undergone an internal refurbishment to provide the following:

Open Plan Suites

- Suspended LED lighting
- New wood flooring
- New decorations
- Capped off services (for kitchenette installation)
- Excellent floor to ceiling height

Common Parts

- Passenger lift
- Refurbished WCs
- Showers
- Secure Bike Storage



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Location

The property is situated on Corn Street at the heart of Bristol city centre, within easy walking distance of the prime shopping areas of Broadmead and Cabot Circus, Colston Avenue (convenient for public transport), the Waterfront and Law Courts.

The property is also located in close proximity to the award-winning Jetty restaurant at the Bristol Harbour Hotel and St Nicholas Market which was established in 1743 and is the oldest and best loved market in Bristol. Corn Street houses some of Bristol's finest period buildings and is very popular amongst the legal fraternity being close to the Courts.



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TEMPLE MEADS STATION

QUEEN SQUARE

FINZELS REACH

CASTLE PARK

BROADMEAD & CABOT CIRCUS

ST NICHOLAS MARKET

48
CORN ST
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WATERFRONT

CROWN COURT

BRISTOL BEACON

AMENITIES

- | | | | |
|--------------------------|----------------|--------------------------|-----------------------|
| 1 Arnolfini | 6 Colston Hall | 11 Bristol Harbour Hotel | 16 Sainsburys Local |
| 2 Bambalan | 7 Cosy Club | 12 The Jetty Restaurant | 17 St Nicholas Market |
| 3 Bella Italia | 8 Franco Manca | 13 Mercure Bristol Grand | 18 Tesco Express |
| 4 Bristol Hippodrome | 9 Friska | 14 Premier Inn | 19 The Bristol Hotel |
| 5 Bristol Marriott Royal | 10 Cow & Sow | 15 Raddison Blu | 20 Turtle Bay |

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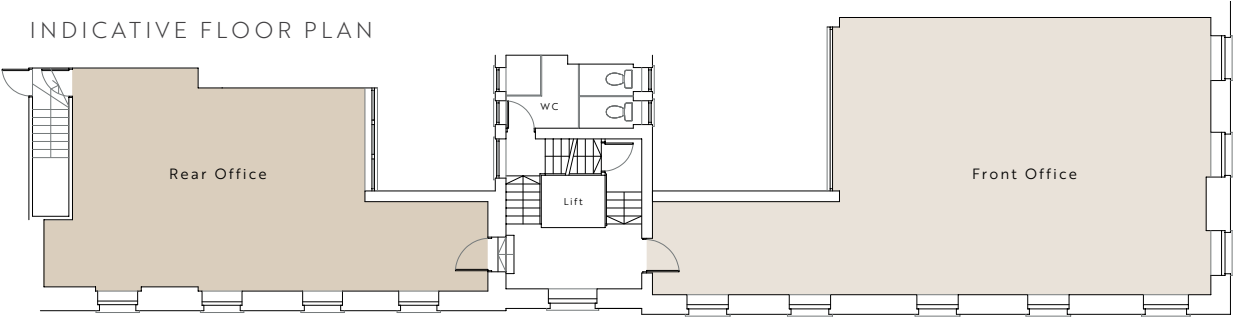
GALLERY

FURTHER INFORMATION

Indicative floor plate



INDICATIVE FLOOR PLAN



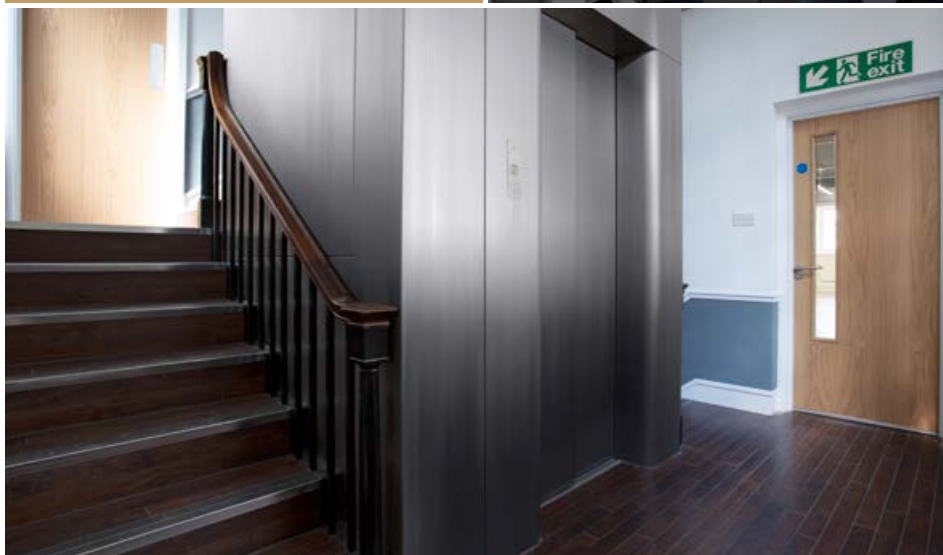
Accommodation

In accordance with RICS Measuring Standards, the property has been measured as follows:

FLOOR	Sq Ft	Sq M
First Floor (Rear)	632	58.7
Second Floor (Front)	1,005	93.4



Passenger lift
Refurbished WCs
Showers
Secure Bike Storage



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Further Information

Terms

The suite is available to lease by way of new effectively full repairing and insuring lease, by way of a service charge, for a term of years to be agreed.

Rental

On Application.

Business Rates:

Interested parties are advised to make their own investigations direct with the Valuation Office agency (www.voa.gov.uk).

VAT

We understand the building is elected for VAT and therefore VAT is payable on all prices.

Energy Performance Certificate

Rating D (88)

Legal Fees

Each party is to bear their own legal fees incurred in this transaction.

Viewing

For an appointment to view, please contact the sole agents:



**BURSTON
COOK**

(0117) 934 9977

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Important Notice These particulars do not constitute an offer or contract and although they are believed to be correct their accuracy cannot be guaranteed and they are expressly excluded from any contract. April 2025.

