



Where presence has purpose

A detached, Grade II listed headquarter
building, turnkey ready in the heart of
Southampton's cultural district.
Suitable for a range of uses.

Formerly known as Old Bond Store

Back of the Walls, Southampton SO14 3HA



Interactive Virtual Tour
[CLICK HERE](#)

An **exclusive** HQ built for moments that matter.

The way we work has changed.

Technology makes everything more efficient, but culture is slipping away.

Modern leaders don't need offices; they need inspiring headquarters for those precious days when momentum demands presence.

When teams gather with purpose, ideas flow faster, conversations run deeper, and output accelerates.

Your HQ was created to realign colleagues and stakeholders with the mission, and act as a constant reminder of what the business is striving to achieve.





2 | The Question

What if your space could **work as hard as you?**

Every growth-minded company reaches a point where their HQ must do more than look good; it must pay it's way.

For forward thinking leaders, space is not a cost; it's a savvy investment. Curated well it can win clients, retain talent and accelerate performance.

That's the principle behind **Your HQ** - a building designed to operate at the same high level as the people inside it.

Designed for **movement,** built for **output.**

Freedom to move, mix, and choose your company and environment, that's how culture thrives.

Your HQ is designed for movement, letting people flow naturally between spaces that complement every kind of work.

Somewhere to focus. Somewhere to talk.
Somewhere to reflect. No borders.

Just architecture that encourages motion, interaction, and individual choice. Walkways spark spontaneous conversation; quiet corners offer pause and privacy; shared spaces bring rhythm and energy back to the working day.

Technology runs silently beneath it all; high-speed fibre, AV and built-in automation keeping everything seamless and secure.





A **commercial tool**, not an overhead.

The Kitchen Floor

The heart of the building

A bright, social space for meals, informal strategy, and creative discussion. It's where culture performs and people reconnect.

The Study Floor

Quiet, hidden, built for thinking

Deliberate lighting, private meeting rooms, and semi-private pods. A place for deep concentration and focus.

The Lounge Floor

The relationship floor

A refined, club-style environment for listening, understanding, and impressing - a place where trust is built through considered interaction and relationships strengthen.

The Distillery

The boardroom and event suite

Spanning two floors, perfect for leadership days, presentations, or even private dining that leaves a lasting impression.

Your HQ flexes with the rhythm of your business. Whether it's a breakfast briefing in the kitchen, a client catch-up in the lounge, or deep-work days in the study - every floor has intent.

Outside, Southampton's cultural quarter hums with new energy and fresh investment. Inside, heritage materials meet modern precision.

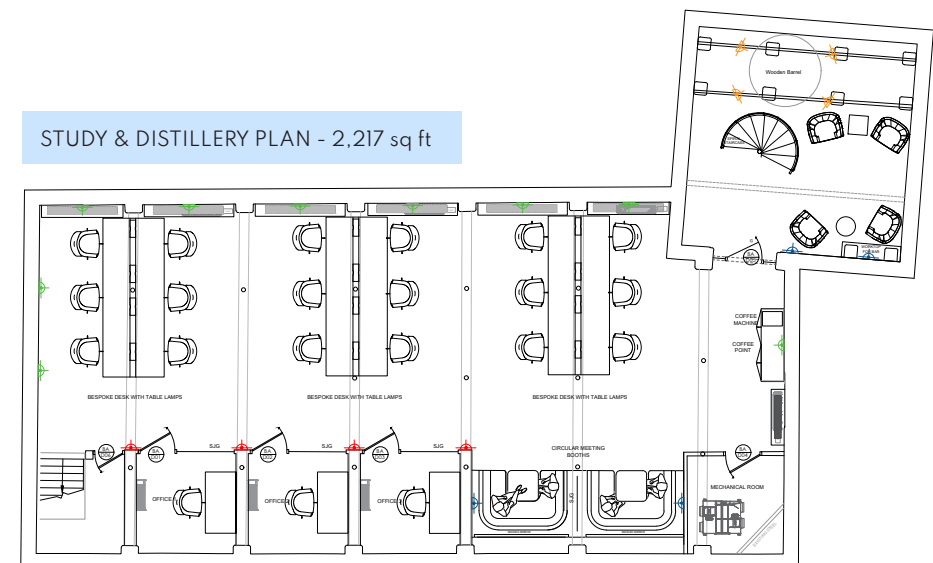
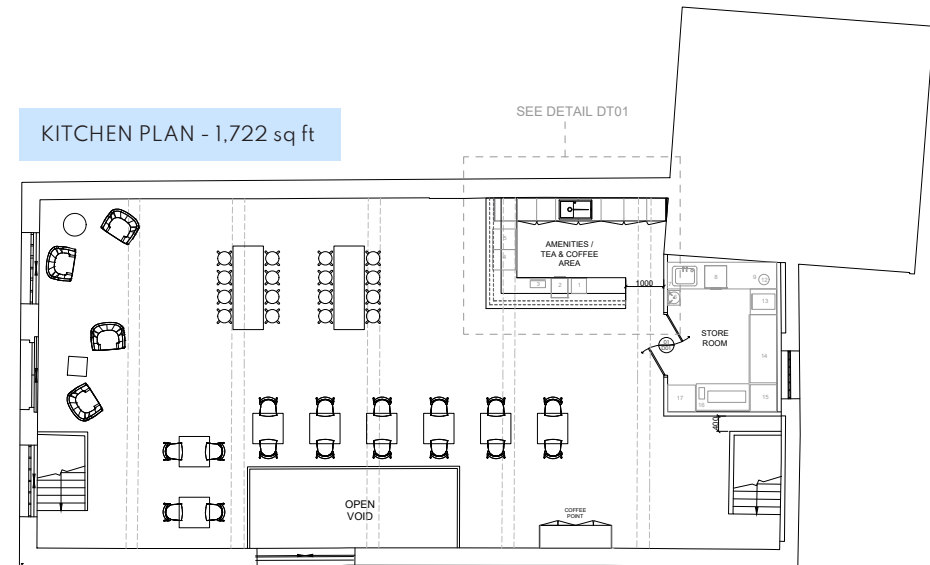
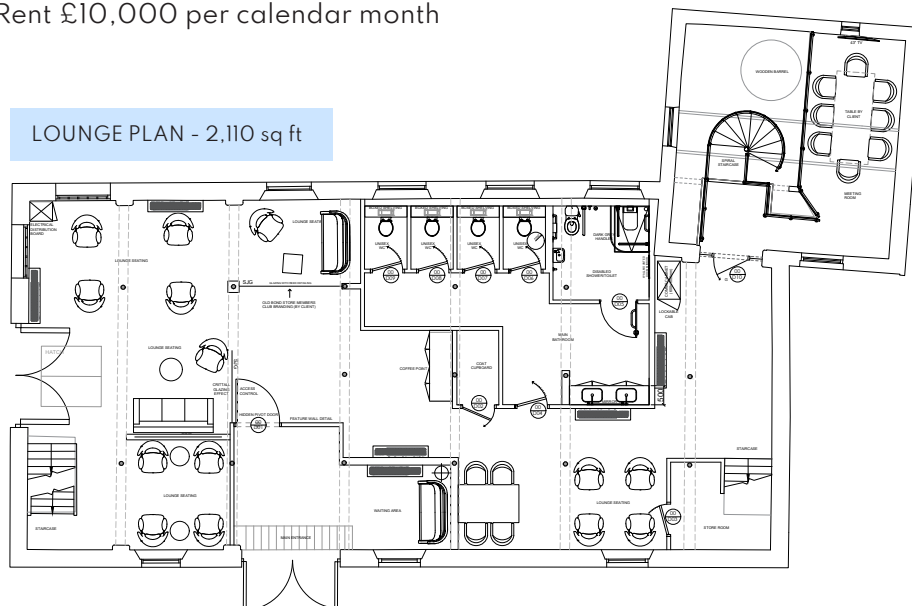
Exposed brickwork holds its history; glazing, modern lighting and seamless technology work flawlessly to carry your ambitions forward.



5 | The Specifications

Space that **works.**

- Aprox 6,000 sq ft across 3 floors
- Detached, Grade II listed building with premium modern services
- Suitable for a range of uses (subject to planning)
- Fully equipped, licensed bar until 11pm and kitchen (No extraction)
- Fibre-ready, AV-enabled, climate-controlled
- Private and semi-private meeting rooms and flexible event space
- Two-floor boardroom and entertainment annex
- Secure entry and immediate off-road parking
- High quality WCs and shower facilities
- Available Q1 2026, inclusive of all premium furniture, fixtures and fittings
- Ready to move in saving time and money
- Rent £10,000 per calendar month





A stylized map of Southampton and its surroundings. The map is primarily blue and white. A thick white line represents the M3 motorway, running from the top left towards the bottom right. An arrow points upwards from the text 'M3/LONDON'. The word 'SOUTHAMPTON' is written in large, semi-transparent blue letters across the center of the map. A small triangle labeled 'Your HQ' is located near the bottom left, near the coast. The word 'FOREST' is partially visible in large blue letters at the bottom left.

M3/LONDON ↑

▲ Your HQ

**Close enough to collaborate.
Far enough to think clearly.**

6 | The Location

**Connected to
the city,
within reach of
the capital.**

At the heart of Southampton's cultural quarter - minutes from Guildhall Square, cafés, bars, galleries and hotels. Eighty minutes to London Waterloo, thirty to the New Forest National Park.

DISTANCE FROM YOUR HQ (MILES)

Southampton Train Station	1
Southampton Airport	4
Junction 13, M3	6
Winchester	13
Portsmouth	18
London	80

7 | The Next Step



Make a statement with a **new headquarters** that reflects **your ambition.**

A rare opportunity to lease a fully self-contained Grade II listed HQ building in Southampton's cultural quarter. Developed by the team behind Old Bond Store, re-imagined for a single occupier ready to make it their own.

**This isn't an office lease.
It's a statement of intent.**

- New FRI Lease available at a length to be agreed
- Freehold offers may be considered. Pricing on application.
- Business Rates: tenant to make enquiries
- Legal Cost: Each party to responsible for their own legal costs
- EPC: to be assessed
- Measured in accordance with RICS IMPS3

Contact our Commercial Partners, Omega RE and Savills for further details and viewings.



Nella Pang
07738625431
nella@omega-re.co.uk

Jonathan Trice
07725900415
jonathan@omega-re.co.uk



Chris Bickle
07807 999504
cbickle@savills.com



Omega RE & Savills for themselves and for the vendors or lessors of this property give notice that: These particulars are prepared for guidance only and do not form part of any offer or contract. Statements made are in good faith but should not be relied upon as representations of fact. No representation is made that the property or services are in good condition. All measurements are approximate. Purchasers or lessees must satisfy themselves on all matters. Issued in accordance with the Misrepresentation Act 1967, Property Misdescriptions Act 1991 and governed by RICS standards.