



ONE OF A KIND
that works.

THE OLD BOND STORE

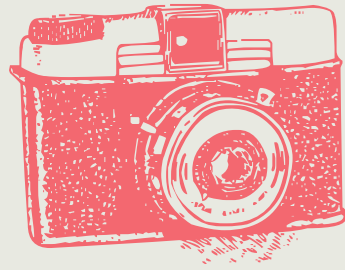
FROM 1,829 - 5,711 sq ft (530.57²) TO LET - FULLY FITTED

HIGHLIGHTS that work.

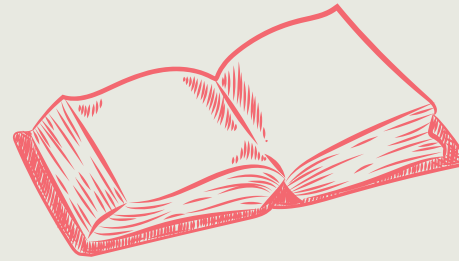
The Old Bond Store
Back of the Walls
Southampton
SO14 3HA



A place to work



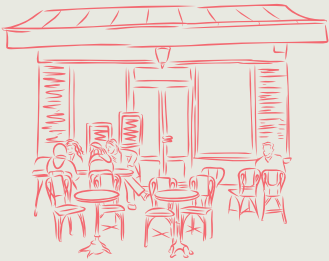
Unique Opportunity



Zoned layout for deep work



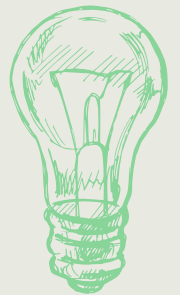
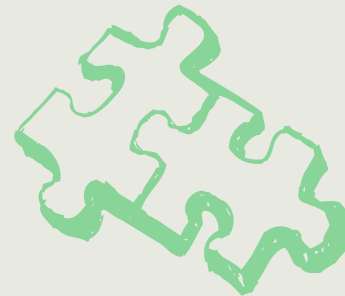
In the heart of Southampton



A place to entertain



Space Designed to help you think



more than just a place to work.

5,711 sq ft

of mixed used opportunities

Grade II Listed

Former warehouse refurbished to an exceptional high standards

Ready for occupation

Inclusive of fitout

HYBRID WORK done properly.



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DESIGNED FOR PEOPLE

Not just headcount.



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BE A PART OF history.

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1802

The Old Bond Store was constructed as a bonded warehouse on Back of the Walls in Southampton.

19th Century

The building served as a bonded warehouse, a facility where imported goods such as tobacco and spirits were stored without immediate payment of duty.

2018

The Old Bond Store Limited was incorporated on August 16, marking the beginning of its transformation into a modern workspace.

2025

Today, the Old Bond Store stands as a testament to adaptive reuse, blending historical architecture with modern functionality to serve Southampton's dynamic business landscape.

Old Walls. New Rules



TRADITION BUILT THE WALLS
we broke through them.



Fully Fitted & Furnished

Rich in Character & Design

Self contained

Built for experience

THIS ISN'T JUST AN OFFICE

it is where work becomes an experience.



No Fit-out. No Fuss. No Time Wasted. Plug In & Go.

SPACE THAT SPEAKS LOUDER

than size.



Floor	Sq ft	Sq M
Lower Ground	2,020	187.66
Ground	1,862	172.98
First	1,829	169.91
Total	5,711	530.57

Measured on an IMPS3 basis in accordance with RICS



Air conditioning throughout



High quality WCs and shower facilities



3 car parking spaces, cycle stores and close to a multi-storey public parking

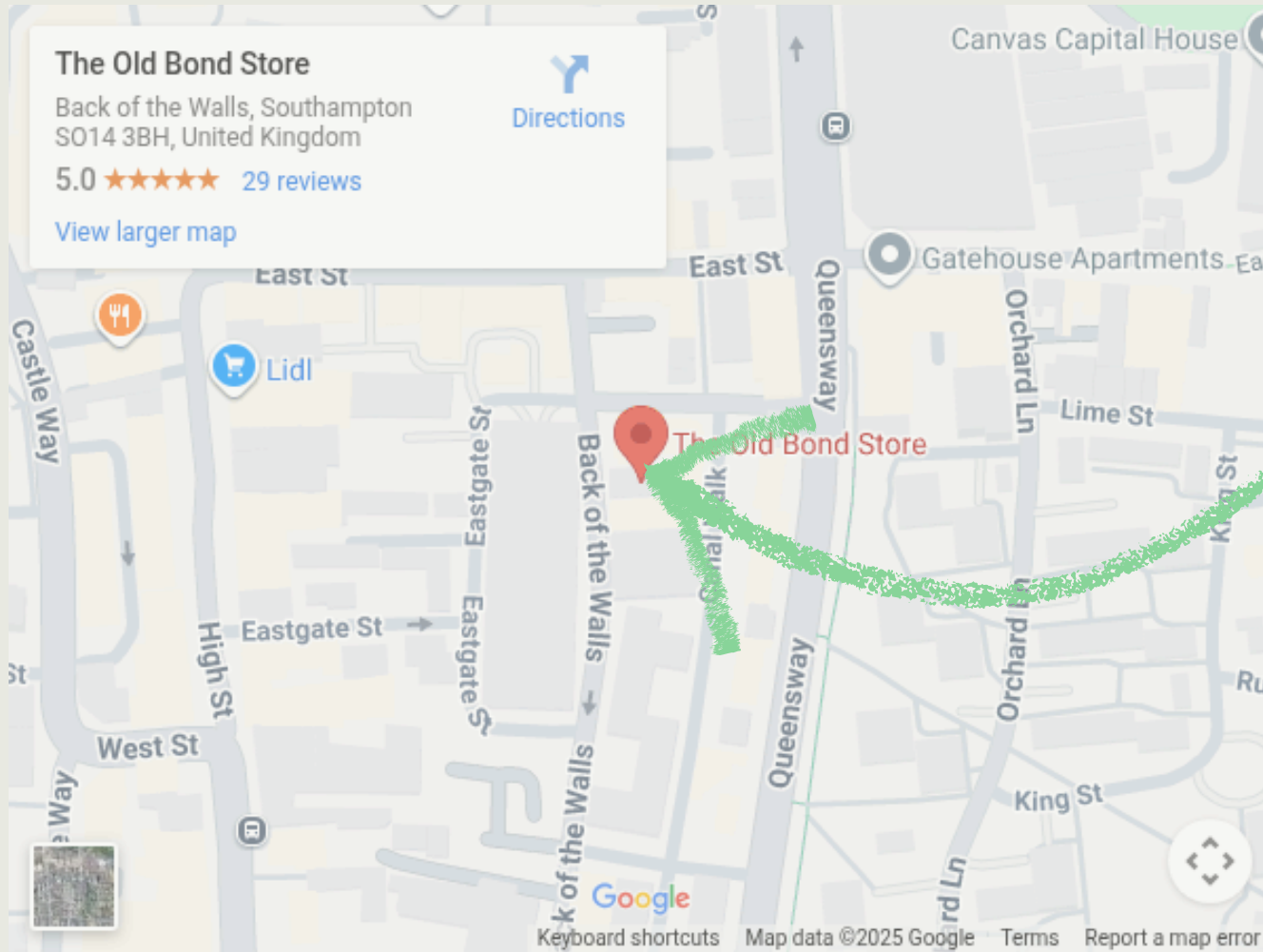


3 small acoustically proofed meeting rooms & 1 large split level board room



Kitchen & bar facilities

IN THE HEART OF Southampton.



**UNDER
15 MINUTES**

Southampton Central Train Station
Red Funnel Ferry Terminal
West Quay Shopping Centre
Oxford Street
Ocean Village
Guildhall Square



**WHY IS IT
DIFFERENT?**

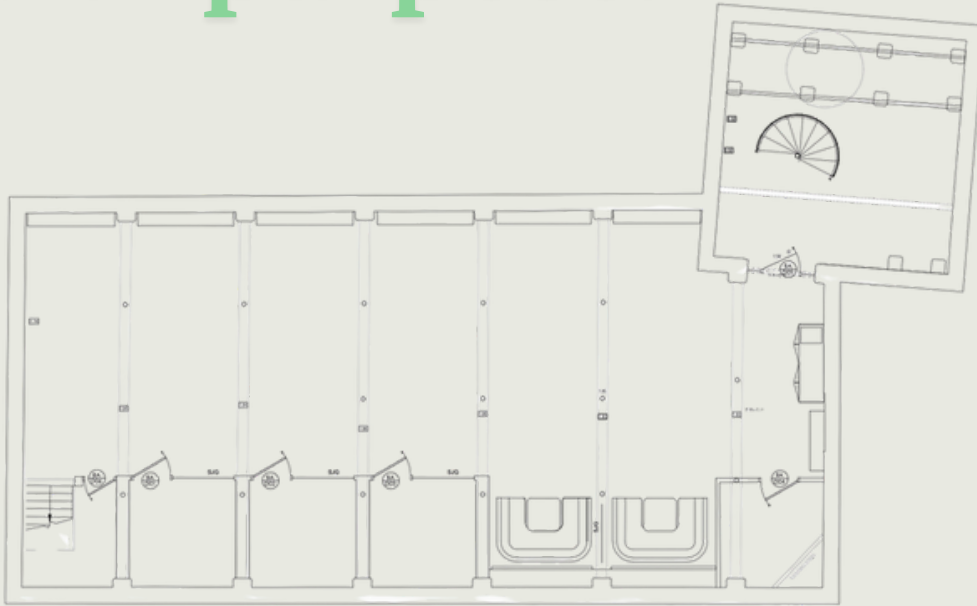
Built for Experience
Hybrid Work, Done Properly
Move-in Ready
Full Control, Full Identity
Proven in Practice

For the right business, this isn't just a place to work - it is a building to lead, impress and grow. From acoustic meeting rooms and plug and play facilities to zoned spaces designed for deep focus and collaboration.

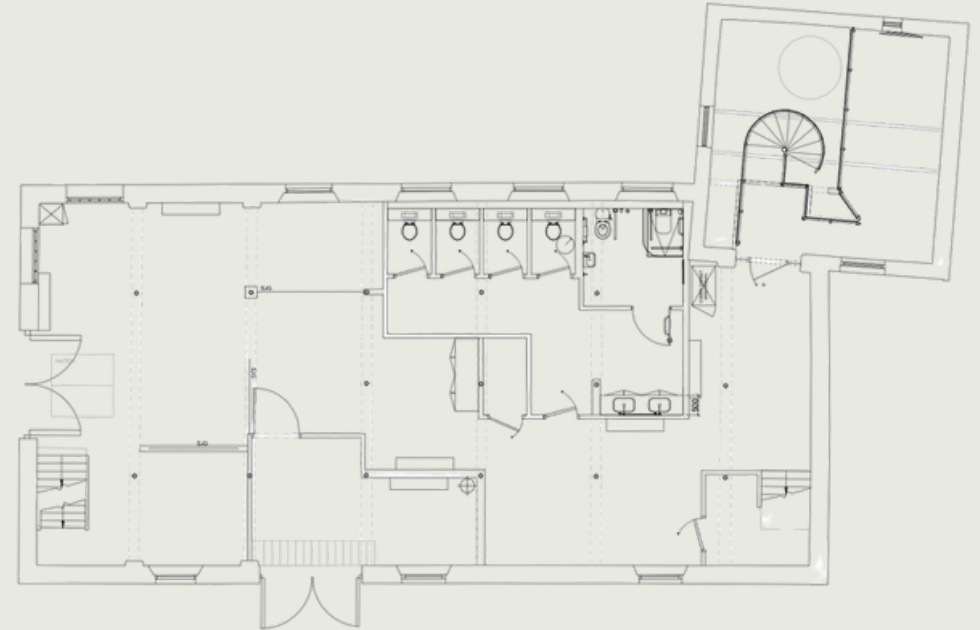
Old Bond Store is located on Back of the Walls in the heart of Southampton's historic Old Town, just moments from Oxford Street's hospitality scene, supermarkets, gyms, Ocean Village marina, parks and the city's retail core at West Quay. Directly opposite East Street Car Park.

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EACH FLOOR DESIGNED with purpose.



Lower Ground Floor 2,020 sq ft



Ground Floor 1,862 sq ft



First Floor 1,829 sq ft

DEEP WORKING
networking.

BRAND YOUR SPACE
your choice.

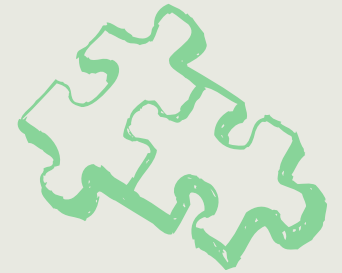
COLLABORATION SPACE
meeting rooms.

CLIENT FACING MOMENTS
team building.

FULL CONTROL
full identity.

MORE THAN A PLACE
to work.

NOTES





BE A PART OF HISTORY



READY TO MAKE YOUR MOVE?

contact us.

Terms: New Full Repairing and Insuring (FRI) lease for the building only, available with vacant possession, direct from landlord. Lease length to be agreed.

Rent: £144,000 pa +VAT (Inclusive of fixtures and fittings and furniture).

Rateable Value: Tenant to make enquiries.

Legal Costs: Each party responsible for their own legal costs.

EPC: To be assessed.

Viewings: By appointment only via sole agents Omega RE.

The existing operating business is not included as part of any letting.



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