

OLD BOND STORE

BACK OF THE WALLS, SOUTHAMPTON, SO14 3HA

DETACHED 6,049 SQ FT "TURN-KEY" COMMERCIAL HQ/LEISURE OPPORTUNITY TO LET (FREEHOLD MAY BE CONSIDERED)



HIGHLIGHTS INCLUDE:

- Character former detached distillery building in Southampton City Centre for sale or to let with approximate GIA 6,049 sq ft
- Option 1: Turn-key office/co-working/HQ arranged over three distinct floors
- Option 2: Other suitable uses may extend to hospitality, leisure and other business services
- Guide rent £120,000 per annum exclusive (£20 per sq ft) or FREEHOLD Price on Application
- Previously operated as The Old Bond Store (rebranded as Your HQ) with well established membership base
- Located in the city's "cultural district" close to the main retail centres at West Quay and university buildings

LOCATION

The property occupies a discreet city centre location on Back Of The Walls, *0.2 miles (350 metres) and 0.9 miles (1.5 km) south-east of Above Bar Street/West Quay Shopping Centre and the mainline train station respectively. The property is also located within the following distances of these key points; Southampton Airport 4.4 miles (7.1km), Portsmouth 18.4 miles (29.6 km) and Winchester 13.5 miles (21.7 km). Junction 5 of the M3 motorway is 5.1 miles (8.2 km) to the north. *Distances are approximate.

Southampton has several academic institutions in the city. The University of Southampton, Solent University and their campuses accommodate around 25,000 students.

DESCRIPTION

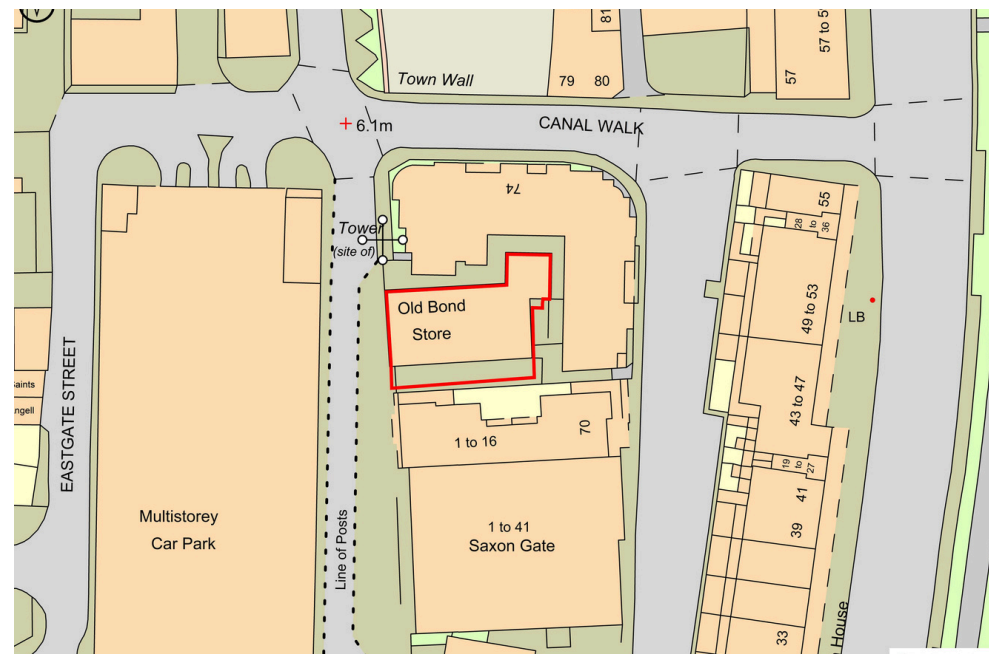
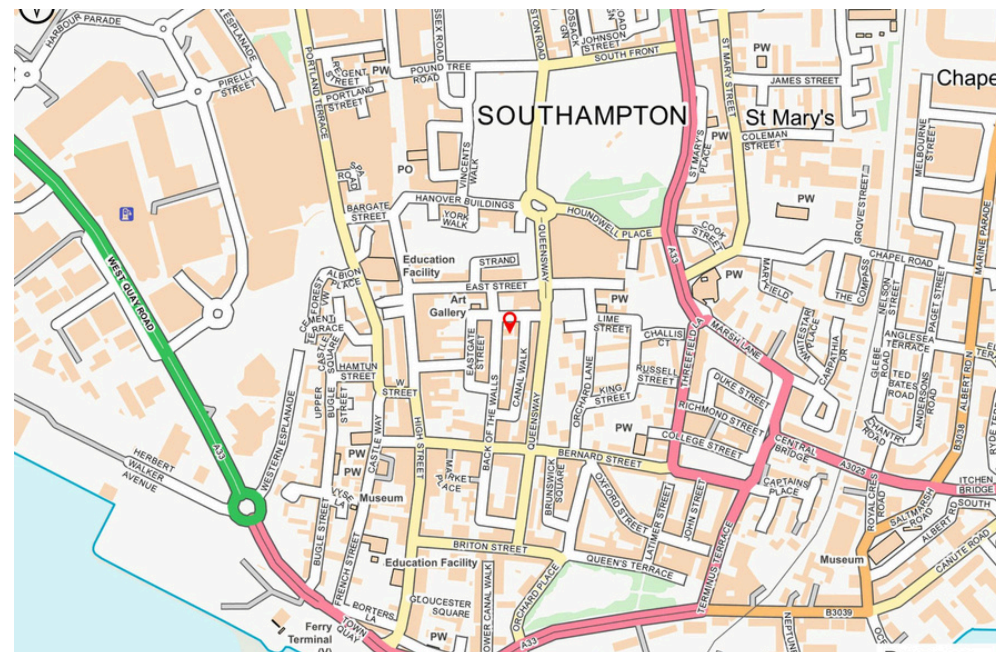
The Old Bond Store is a detached Grade II listed which was originally constructed as a distillery. This characterful brick built building has been designed with three floors under a pitched slate roof; the property retains numerous original features including exposed brick and industrial metal works. The property extends to approximately 6,049 sq ft.

LINKS

[360 VIRTUAL MATTERPORT TOUR](#)



[GOOGLE STREET VIEW](#)





INTERNAL DESCRIPTION

Ground Floor "The Lounge". 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. Approximate Gross Internal Area 2,110 sq ft.

First Floor "The Kitchen". The heart of the building. A bright, social space for meals, informal strategy, and creative discussion. It's where culture performs and people reconnect. Approximate Gross Internal Area 1,722 sq ft.

Lower Ground "Distillery & Study". Quiet, hidden, built for thinking. Deliberate lighting, private meeting rooms, and semi-private pods. A place for deep concentration and focus. The boardroom and event suite - spanning two floors, perfect for leadership days, presentations, or even private dining that leaves a lasting impression. Approximate Gross Internal Area 2,217 sq ft.

SPECIFICATIONS

The property is fibre ready, AV-enabled and climate controlled. The property also benefits from staff facilities including high quality WCs and showers, secure entry and some immediate off-road parking.

TERMS

Leasehold. Our client will offer a new Full Repairing and Insuring Lease with a guide rent of £120,000 per annum with length and terms to be agreed.

Freehold. Offers may be considered for a sale of the freehold interest with price on application.

BUSINESS RATES, COSTS & EPC

Business Rates: We recommend interested parties make their own enquiries or visit VOA.GOV.UK for a breakdown on the split rateable values.

Legal Cost: Each party to responsible for their own legal costs.

Energy Performance Certificate: D-89.

Floor	Description	Sq FT	Sq M
Ground	Lounge	2,110	196
First	Kitchen	1,722	160
Basement	Study & Distillery	2,217	306
Total		6,049	562



PLANNING & CONSERVATION

We understand the property operates under The Town and Country Planning (Use Classes) Order 1987 (as amended) within planning Use Class E (commercial, business and service).

We understand the property is Grade II listed (ref 1339976) but is not located in a conservation area.

Our client is in the process of seeking planning permission for the installation of Velux style roof lights.

LICENSING

The property benefits from a fully licensed bar area which with a premises licence permitting the sale of alcohol from 11.00 to 23.30. Other activities are permitted. Licence ref: 2022/03458/01SPRD. Please note the conditions attached to the licence which are available on the licensing register.

<https://pa.southampton.gov.uk/online-applications16/licencingDetails.do?activeTab=conditions&keyVal=RJEODROZORO00>.

FIXTURES & FITTINGS

We expect that the fixtures and fittings will be retained by the freeholder for the tenant's use. Details to be provided.

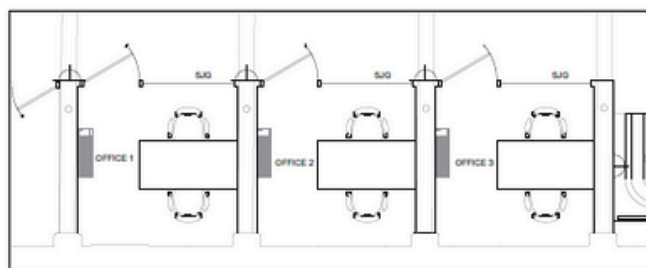
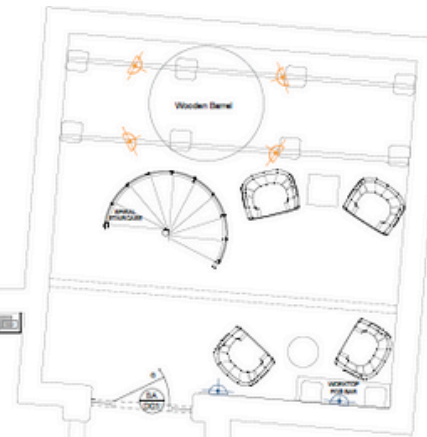
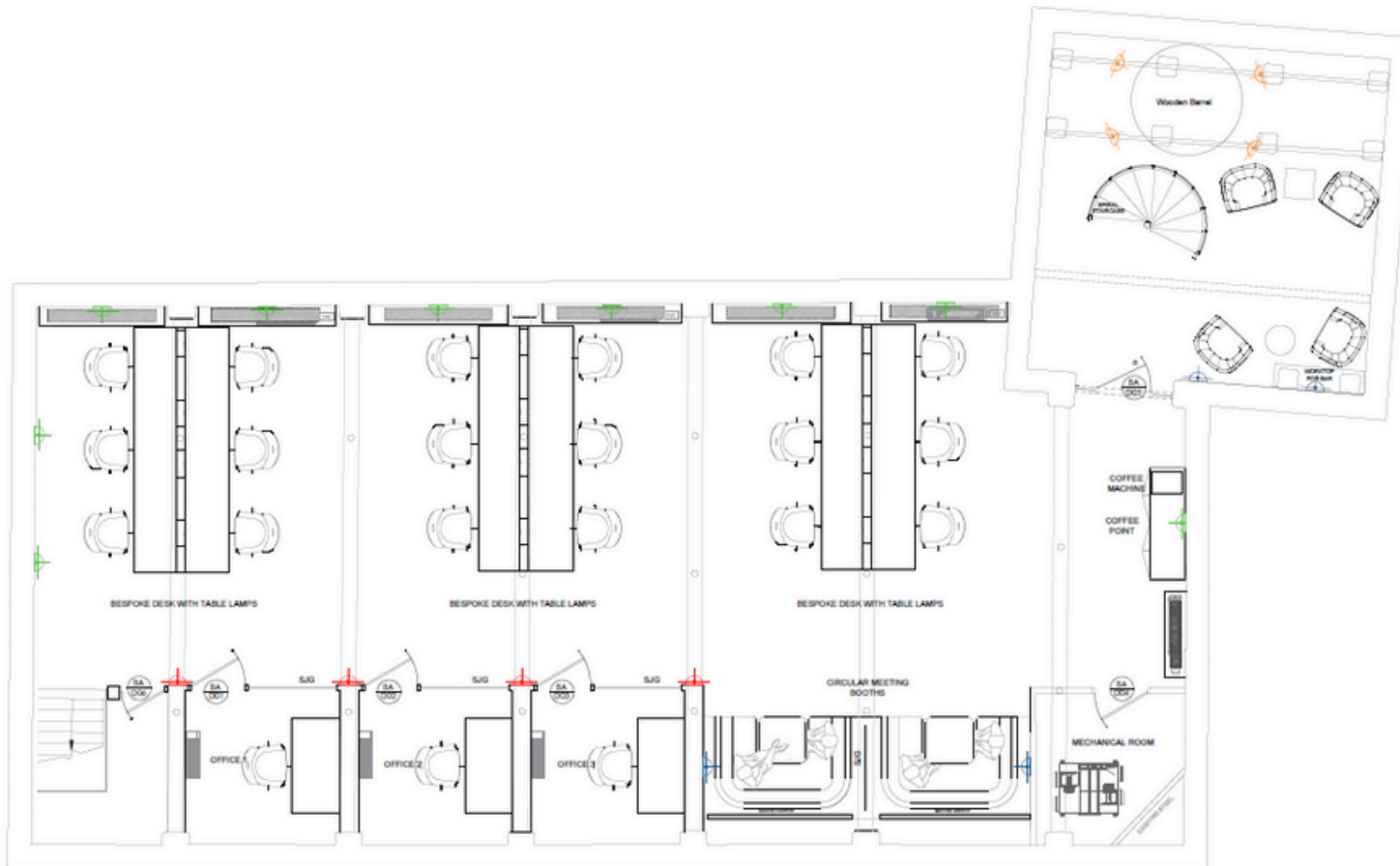
MONEY LAUNDERING

Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers and tenants. Prospective parties will need to provide proof of identity and residence.



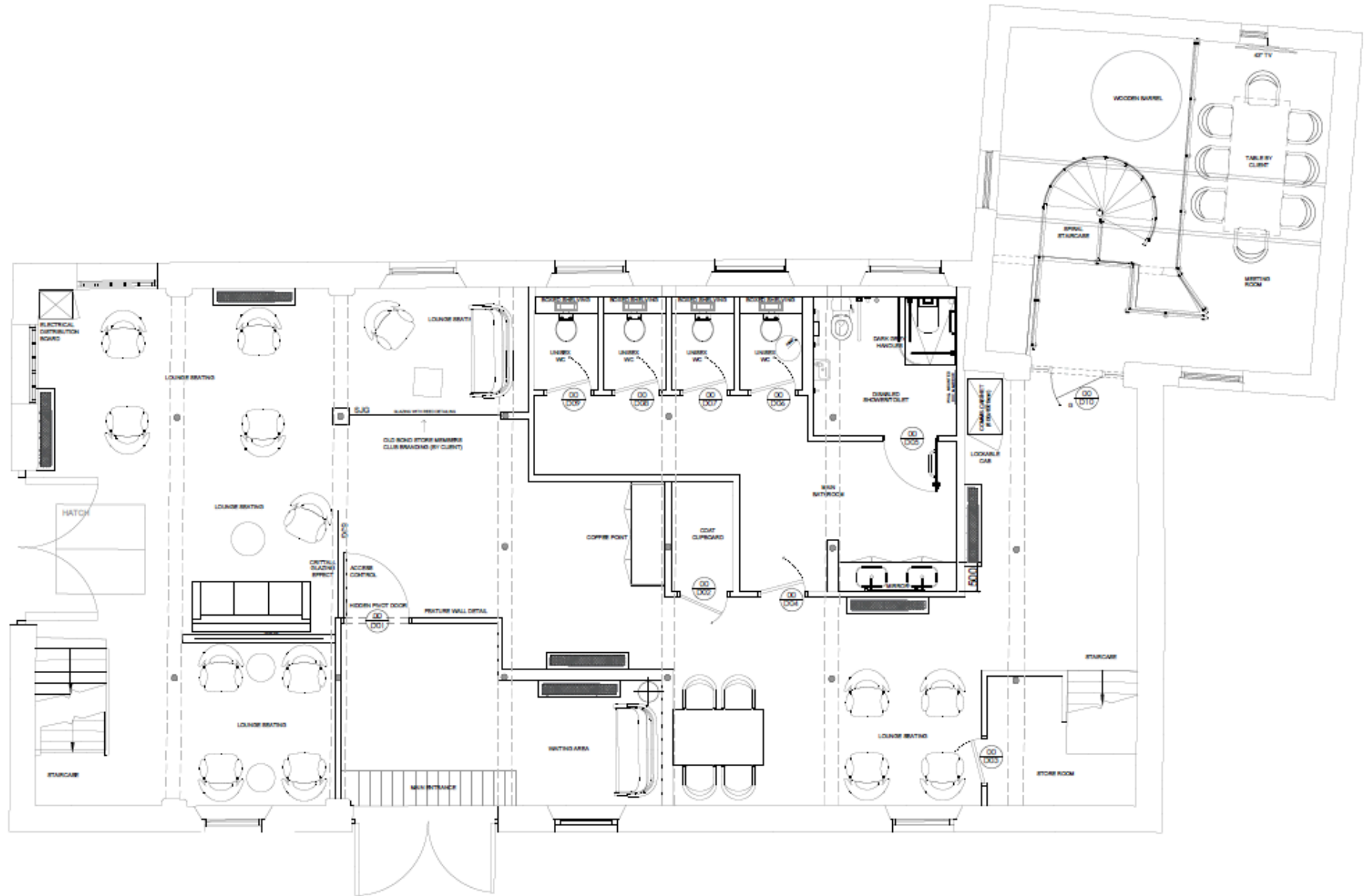


BASEMENT FLOORPLAN (ALL PLANS ARE NOT TO SCALE)

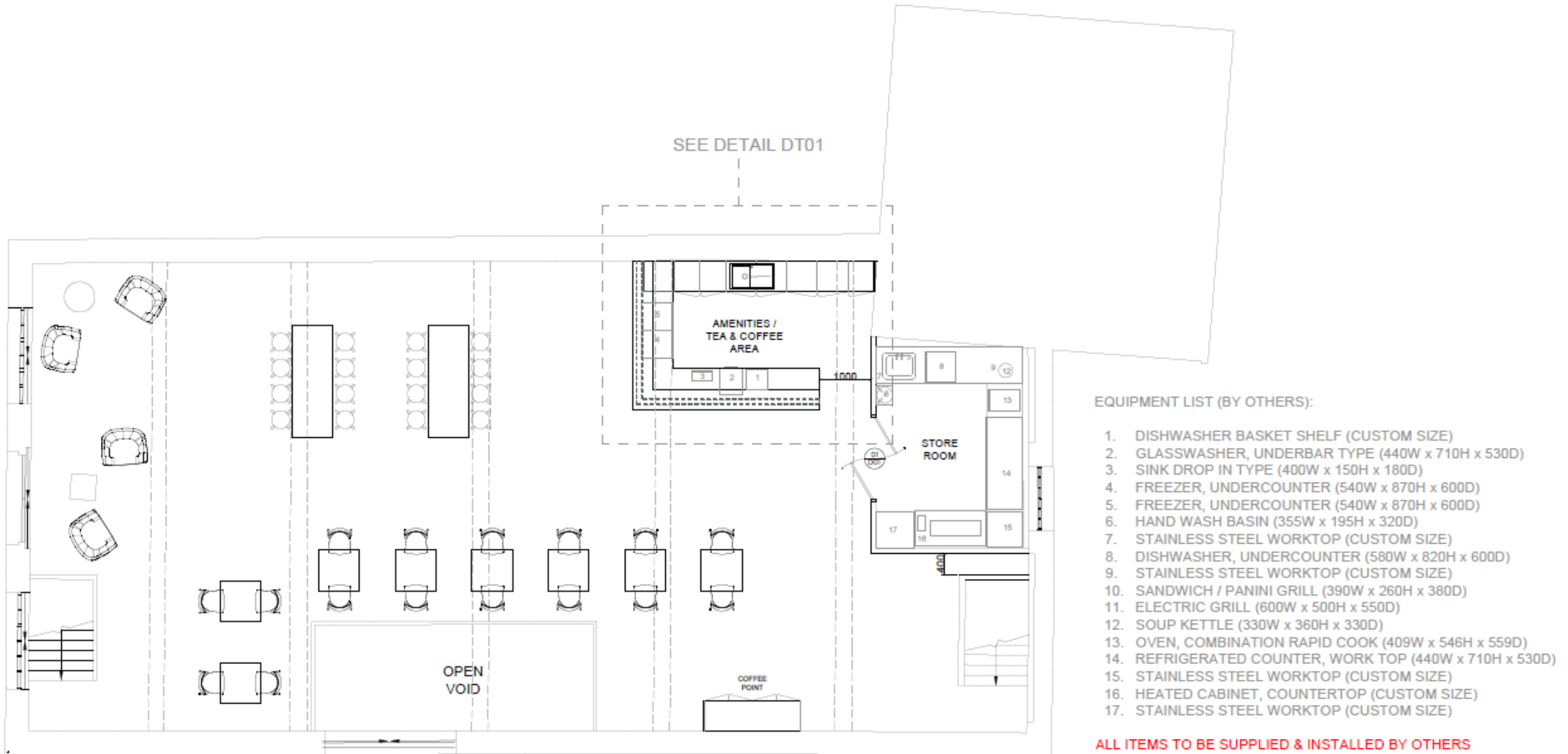


ALTERNATIVE OFFICE LAYOUT

GROUND FLOORPLAN



FIRST FLOORPLAN



ABOUT SOUTHAMPTON

Southampton is an energetic, cosmopolitan city with a rich maritime heritage that reflects its ocean-spanning global connections. Southampton is a leading hub for Artificial Intelligence (AI) expertise, driven primarily by the University of Southampton, which is home to major national research initiatives, dedicated research centres, and a wide array of educational programs.

VIEWINGS

The business is accessible to members and guests strictly by appointment. To arrange a viewing please contact joint agents Savills or Omega RE.

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