

BESPOKE OFFICES TO YOUR NEEDS



The Bulb

Nelson Gate, Southampton, SO15 1GX

Landmark Office Building Opposite Southampton Central Train Station

5,000 to 60,000 sq ft
(464.52 to 5,574.18 sq m)

- Refurbished Grade A Office Building
- 5 minutes walk to West Quay Shopping Centre
- Allocated car parking
- Comfort Cooling
- Dedicated FigFlex Serviced Office Available
- Shared Meeting Rooms/ Coworking facilities
- Communal Showers/ WCs

omega-re.co.uk | 02382 355 799

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Accommodation

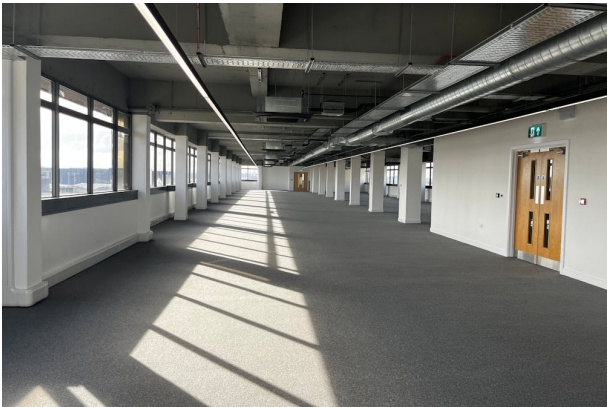
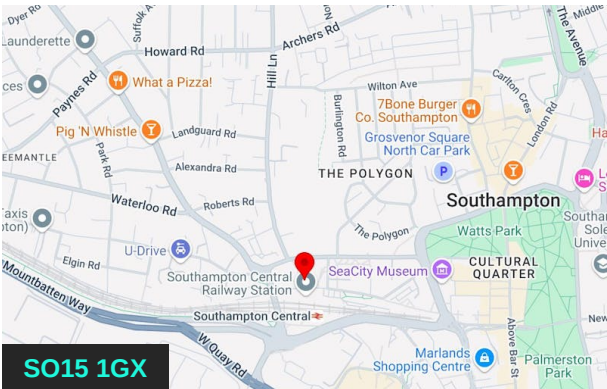
Name	sq ft	sq m	Availability
1st	11,982	1,113.16	Available
3rd	5,000	464.52	Available
4th	11,972	1,112.24	Available
5th	11,982	1,113.16	Available
Total	40,936	3,803.08	

Description

Forming part of one of Southampton's biggest and most prominent office complexes, Frobisher House provides large well proportioned and comfort cooled floor plates. The offices are refurbished to provide high quality accommodation.

Location

Frobisher House is strategically situated immediately adjacent to Southampton Central railway station and within an area recognised as a prime office location. The Station Quarter redevelopment of the northern side of Central Station has included improvements to both the bus interchange and an enhanced public realm with amenities in the area provided by Costa Coffee, Starbucks, Subway, Cafe Espresso, W H Smith. The building benefits from being a 5 minute walk from West Quay Shopping Centre, home to over 800,000 sq ft of retail space including stores such as John Lewis, M&S, Apple, Waterstone's, Hollister and Zara.



Summary

Available Size	5,000 to 60,000 sq ft
Rent	Rent on application
Business Rates	To be assessed
Service Charge	£6 per sq ft Estimate
EPC Rating	B

Viewing & Further Information



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EVER EVOLVING

THE
BULB
SOUTHAMPTON

5,000 - 50,000 SQ FT TO LET

REIMAGINED HIGH SPECIFICATION WORKSPACE

REFURBISHED GRADE A OFFICE SPACE

SHORTLISTED

COMMERCIAL
DEVELOPMENT
OF THE YEAR

insider
MEDIA LIMITED

SOUTHAMPTON, HAMPSHIRE, SO15 1GX

AN ENERGY POWERHOUSE FOR THE STEM COMMUNITY

A SPACE BUDDING WITH OPPORTUNITY

Making its mark in the heart of Southampton city centre, The Bulb is a Grade A office building in full bloom.

With office spaces ranging from 5,000 to 50,000 sq ft, the building offers growth potential for businesses of any size. The entire space has been refurbished as part of the campaign for cleaner air and sustainability across the city, and comfort-cooled floor plates are just the start.

The Bulb is perfectly positioned adjacent to Southampton Central railway station and just a 5-minute walk from the West quay Shopping Centre. It also benefits from on-site amenities such as Costa, Starbucks, Co-op and Subway.



BREATH OF

The Bulb, Southampton now marks the home of the largest clean air mural in the UK

Recently unveiled by FI Real Estate Management, this signature piece of art forms part of the Nelson Gate transformation into a STEM community hub, representing growth and potential in a strikingly visual way.

FRESH AIR

ABOUT THE ARTIST

NERONE

Nerone is recognised as one of the most captivating and prolific street artists of the 21st century. By skilfully combining floral art with abstract techniques, Nerone directs attention to the vibrant colours and vivid nature of their subjects, unveiling a mesmerising charm. This distinctive fusion breathes new life into street art, captivating audiences with its fresh and energizing style, establishing Nerone as a truly fascinating artist at work.





GROW AS

 **figflexoffices**

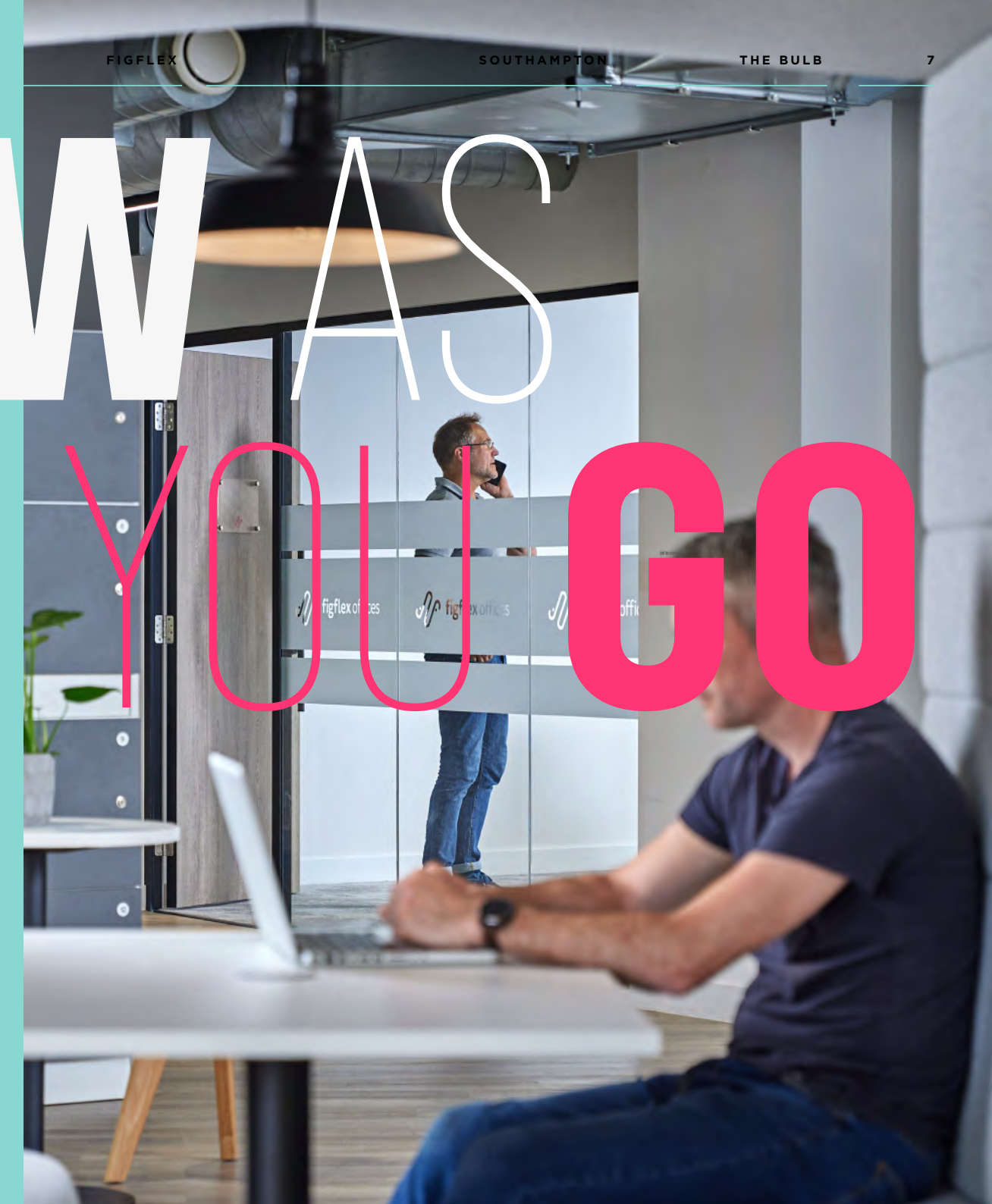
With fully serviced offices, meeting rooms, virtual offices and coworking spaces, FigFlex is the 'go to' for workspace solutions and our dedicated office provider at The Bulb. An operating model that grows as you do for the lifetime of your business. Not just a flexible option, but the safest flexible option. Complete with unrivalled benefits (and great coffee).

They've got it all figured out.

FLEXIBLE SERVICED OFFICE

MEETING ROOMS

COWORKING SPACE



YOU GO



IN FULL BLOOM

The Bulb is a landmark Grade A office building that is cemented as an energy powerhouse in the centre of Southampton.

The building offers large, well-proportioned and comfort-cooled floor plates for progressive businesses looking to develop and grow. From 5,000-50,000 sq ft, The Bulb has flexibility in its footprint to tailor the space to suit occupants needs at every stage.



LED
LIGHTING



COMFORT HEAT
& **COOLING**



BRAND NEW
FIT OUT



ONSITE
SECURITY



SECURE
FOB ACCESS



PASSENGER
LIFTS



EPC B
RATING



DDA
COMPLIANT



PERIMETER
TRUNKING



ONSITE AMENITIES



PROVISION FOR 10 INSTAVOLT
EV CHARGING POINTS



CYCLE STORAGE



ALLOCATED PARKING



LOCKER AND DRYING FACILITIES



BIOPHILIC DESIGN



PASSENGER LIFTS



CO-WORKING SPACE



SHOWER FACILITIES



FLOOR LEVEL	
FIFTH	12,000 SQ FT
FOURTH	12,000 SQ FT
THIRD	12,000 SQ FT
SECOND (NORTH)	5,000 SQ FT
SECOND (EAST)	FIGFLEX
FIRST	12,000 SQ FT
GROUND	12,000 SQ FT

50,000 SQ FT

AVAILABLE	AVAILABLE
AVAILABLE	AVAILABLE
AVAILABLE	AVAILABLE
AVAILABLE	FIGFLEX
AVAILABLE	AVAILABLE
AVAILABLE	AVAILABLE

5,000 - 50,000 SQ FT
GRADE A OFFICE
SPACE AVAILABLE



A STONE'S THROW AWAY

Standing adjacent to Southampton Central railway station, The Bulb is strategically situated in the prime office location of the city, making a commute that much easier.

Central Station's Station Quarter redevelopment features an upgraded bus interchange, public realm and amenities ranging from Costa Coffee to WH Smith. West quay Shopping Centre is also just a 5 minute walk away with over 800,000 sq ft of retail space.



LONDON WATERLOO

80 MINUTES

READING STATION

52 MINUTES

PORTSMOUTH (COSHAM)

40 MINUTES

REIMAGINED HIGH SPEC WORKSPACE

A Development by



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Crafted by Cab Property

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