

# EVER EVOLVING

# THE BULB SOUTHAMPTON

5,000 - 50,000 SQ FT TO LET

REIMAGINED HIGH SPECIFICATION WORKSPACE

REFURBISHED GRADE A OFFICE SPACE

SOUTHAMPTON, HAMPSHIRE, SO15 1GX

SHORTLISTED

COMMERCIAL  
DEVELOPMENT  
OF THE YEAR

**insider**  
MEDIA LIMITED

# 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.

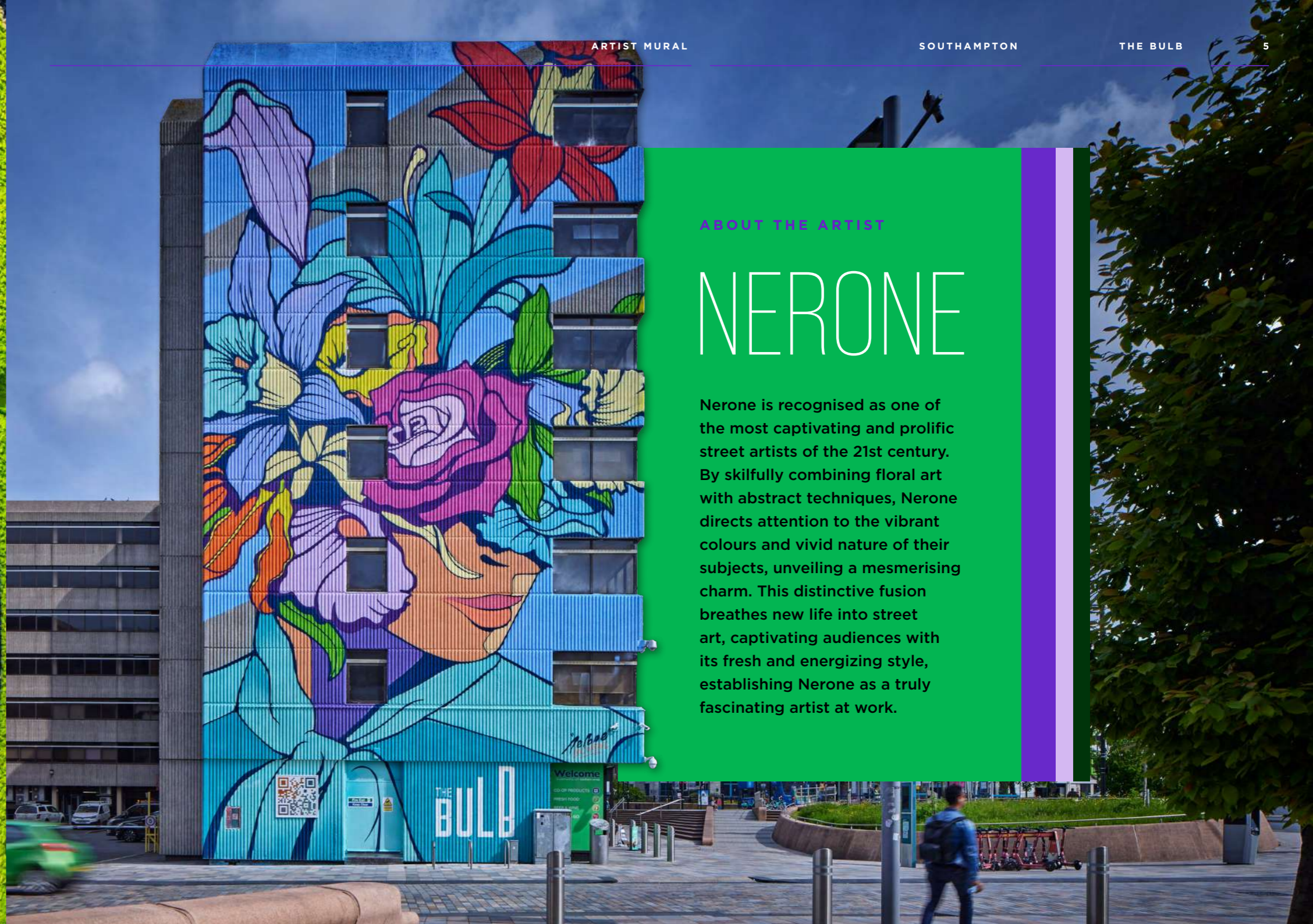
# FRESH AIR



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 WAS



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

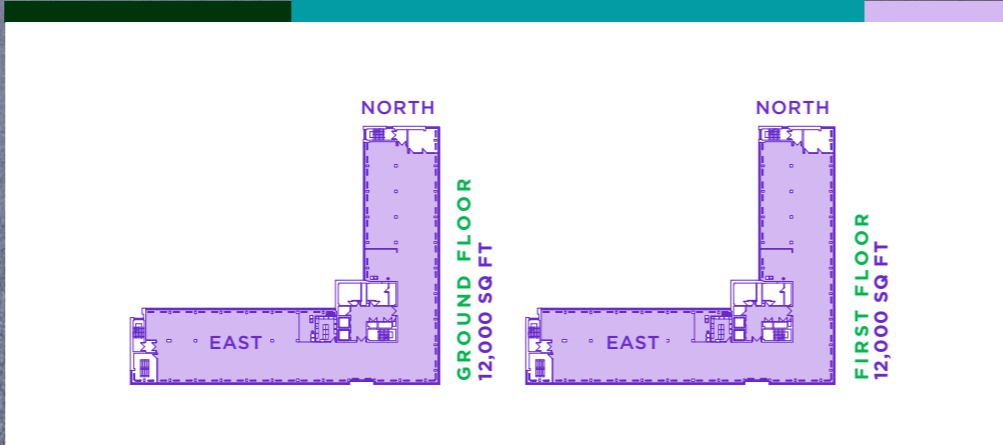
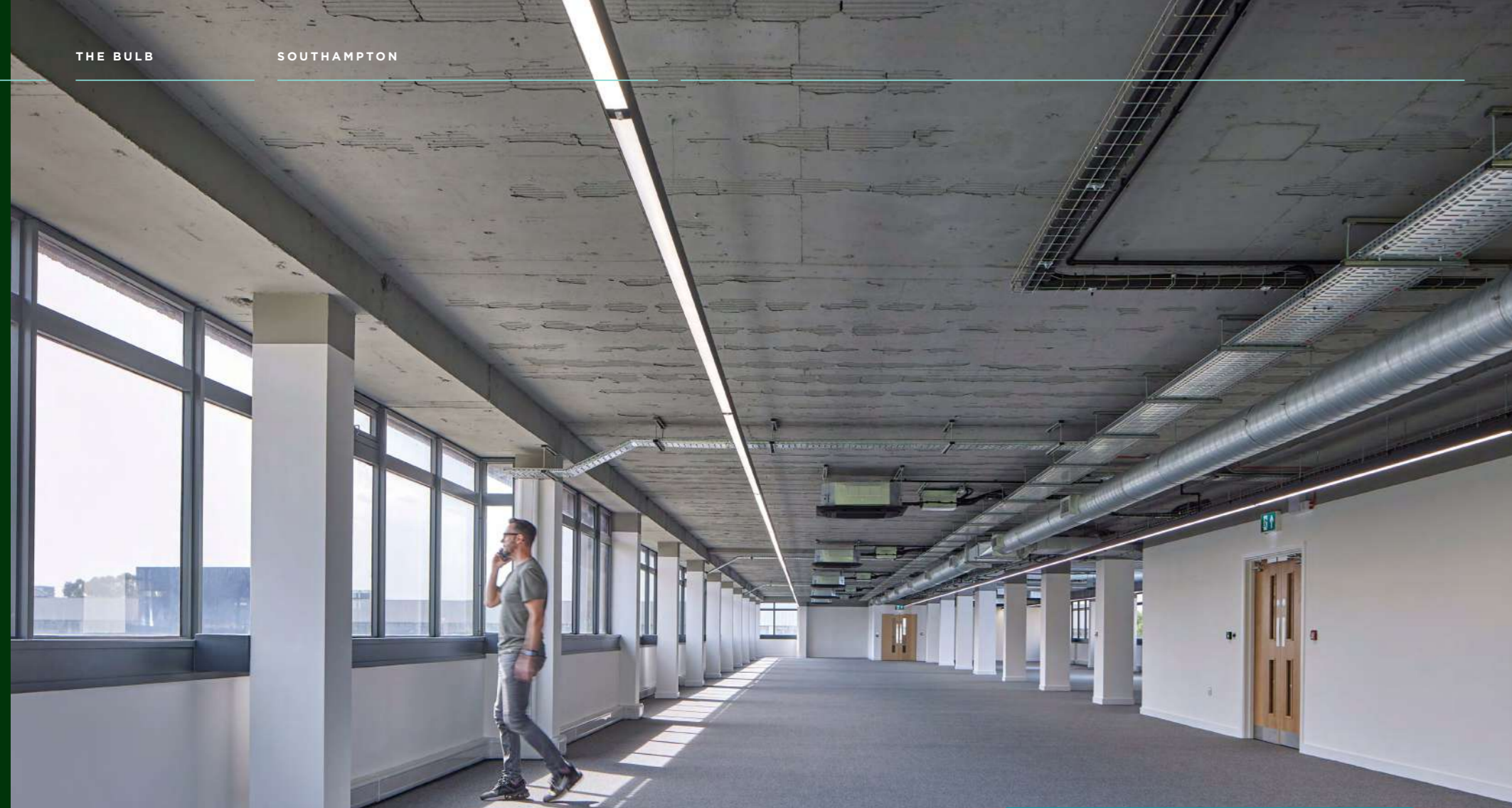


CO-WORKING SPACE



SHOWER FACILITIES





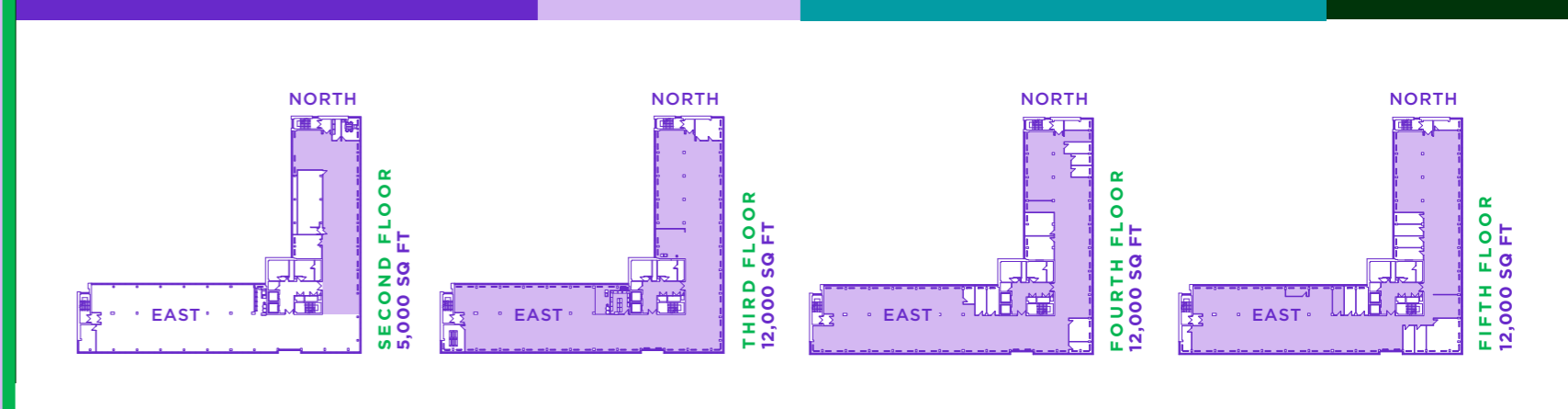
**FLOOR LEVEL**

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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