

# The Bottle Factory, Ossory Road, Bermondsey, London SE1 5AN



## Available to Let – Refurbished Class E Units

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### Location

Situated on Ossory Road, SE1 the Bottle Factory sits just off the Old Kent Road which connects Queen Road in Peckham with both Elephant and Castle and London Bridge. The space offers occupiers direct access to Central London via the A2.

In the locality are several tube and rail stations as well as numerous cycle highways. The Old Kent Road is served by frequent bus services into Central London as well as to the main transport hubs such as Vauxhall, Waterloo and London Bridge. The West End is just 3.2 miles to the north and the City of London just 2.3 miles offering occupiers flexible access to both key London submarkets and catchment areas.

### Accommodation (NIA)

Description	sq ft	sq m
Unit 8	3,622	336
Unit 9	1,732	161
<b>Total</b>	<b>5,354</b>	<b>497</b>

### Description

The wider Bottle Factory building consists of a historic 30,000 sq ft former mineral water, lemonade, and ginger beer bottling warehouse arranged over ground and two upper floors. The building has been modernised throughout and has been brought to life to host a number of SME's and local businesses for tenants.

Units 8 and 9 offer 1st floor class E units, suitable for a variety of office and alternative users. The 1st floor has been carefully refurbished to provide modern facilities, such as new WCs, showers, a Kitchenette, and LED lighting, while also retaining its character and distinctive industrial/warehouse-style feel. In addition, the unit has a perimeter of windows, providing excellent natural light throughout the space. In terms of other tenants on the premises, there is a diverse mix of occupiers, including Thames Distillery, Hej Coffee, and several studio occupants, which contributes to a vibrant local community.

### Amenities

- On-site Parking
- Modern WC and Shower Facilities
- Kitchen Facilities
- AC and Heating
- Excellent Natural Light
- Newly refurbished and character filled common areas

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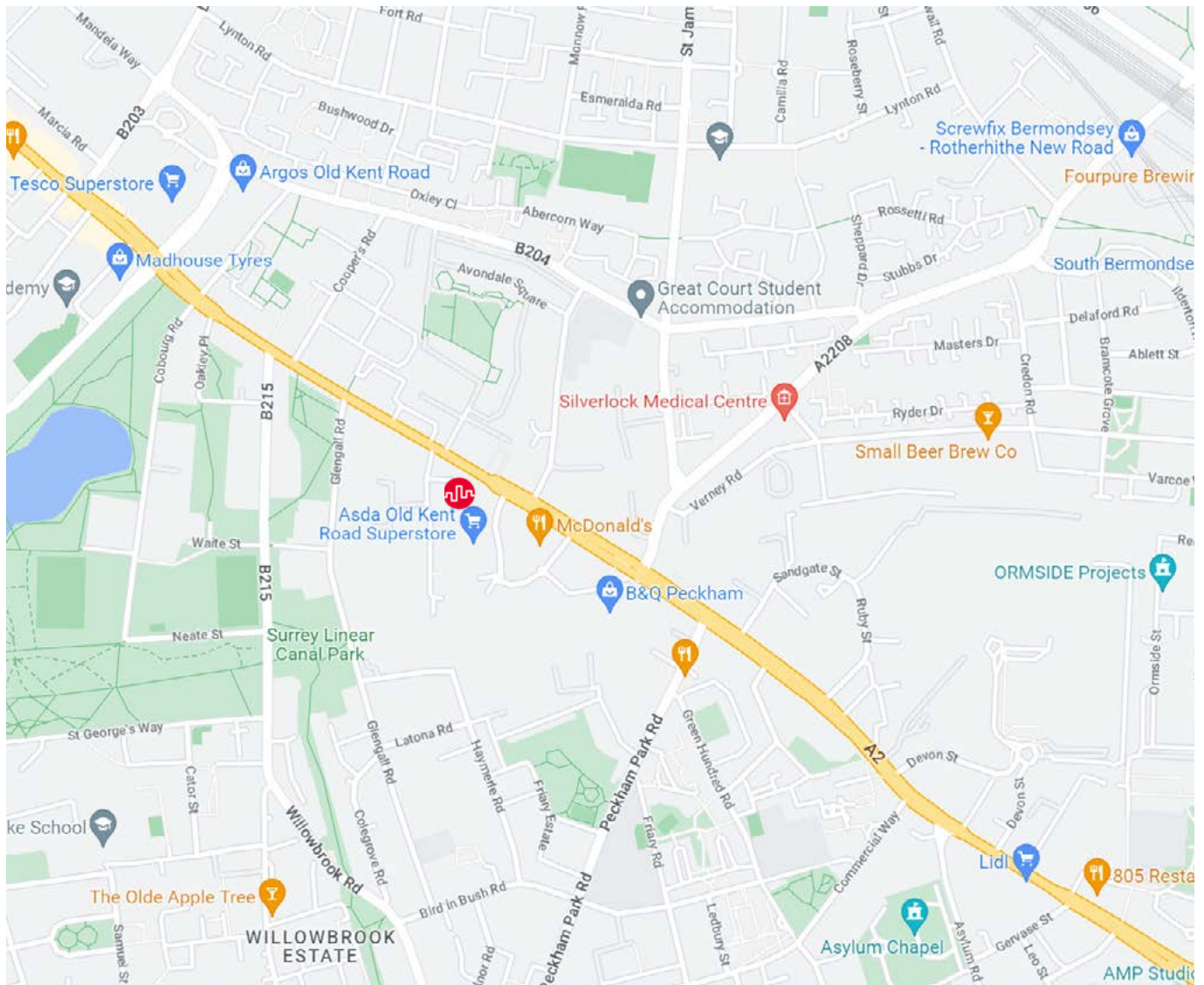
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## Map

Not to scale, indicative only.



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### Internal Image



### Floor Plan

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### Terms

The property is available by way of a new FRI lease for a term to be agreed.

### Connectivity

Elephant and Castle	1.3 miles
Borough Market	1.5 miles
Kennington	1.5 miles
Tower of London	1.6 miles
City of London	2.3 miles
Canary Wharf	2.4 miles
West End	3.2 miles

### Service Charges

c. £6.00 per sq. ft.

### Rates

c. £12.00 per sq. ft.

### Quoting Rent

£35 per sq. ft.

### Further Information

Viewing is strictly by appointment only, through joint agents:

#### Levy Real Estate:

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