

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



Available to Let – Refurbished Light Industrial 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 3a	2,224	207
Unit 3b	1,178	109
Unit 5	2,272	211
Total	5,674	527

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.

The commercial premises on the ground floor provide high-quality modern spaces, perfect for a range of light industrial uses. The units have recently undergone a comprehensive refurbishment and offer modern WC and shower facilities, c. 5m floor-to-ceiling heights, external loading, as well level concrete flooring and glazing throughout.

Units 3a, 3b and 5 are the only remaining spaces available. Unit 3b is unable to be taken as a self-contained option, and so must be taken with either Unit 3a or 5.

Amenities

- Full internal and external refurbishment
- Circa 5m clear height
- Wide double door access
- Fully serviced three-phase power supply
- Refurbished communal area
- Secure yard and demised parking
- Refurbished WC's & welfare facilities
- LED lighting throughout
- On-site parking

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Levy Real Estate LLP
Heddon House, 149-151 Regent
Street, London, W1B 4JD

T +44 20 7930 1070
E info@levyrealstate.co.uk

www.levyrealstate.co.uk



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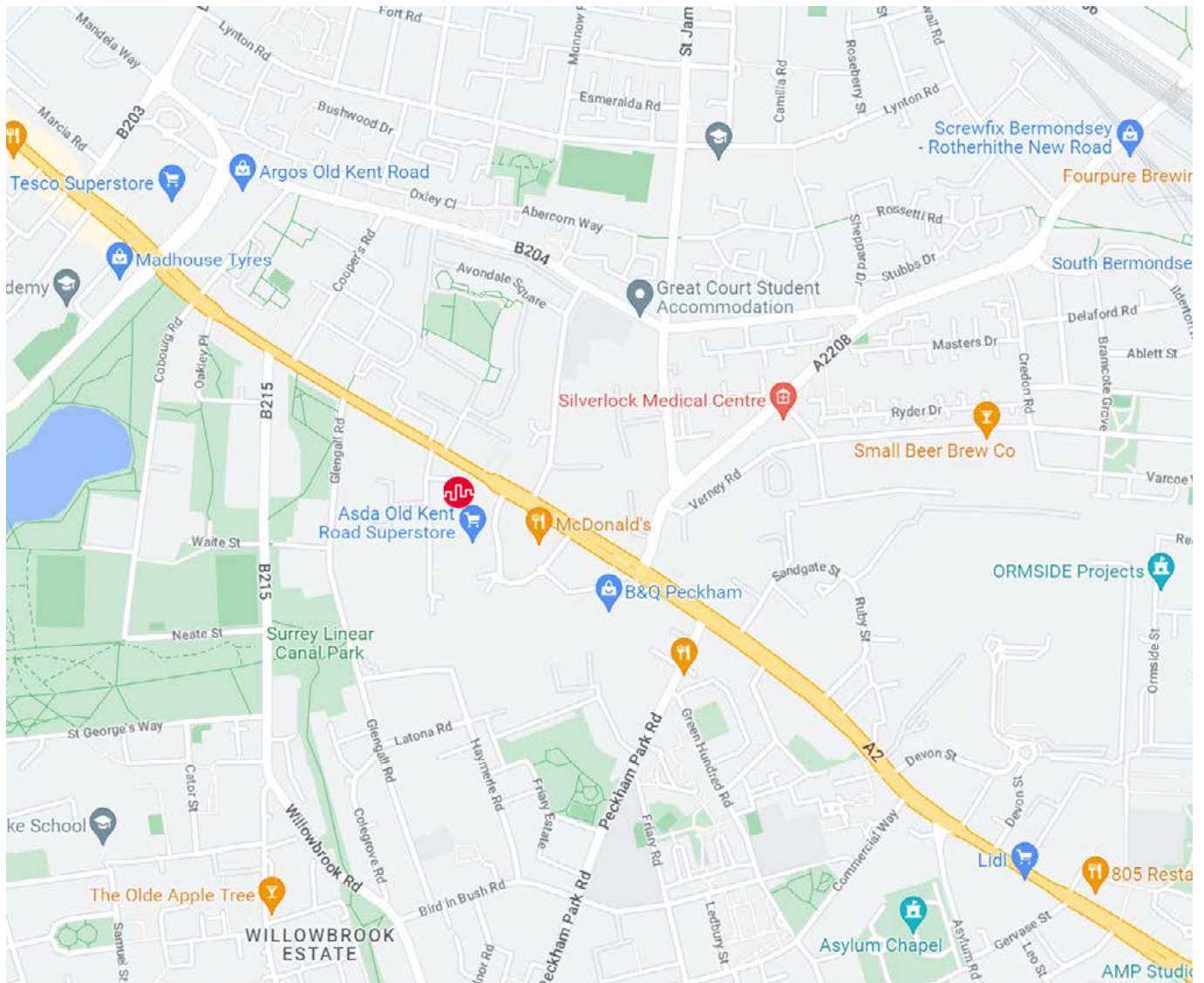
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Map

Not to scale, indicative only.



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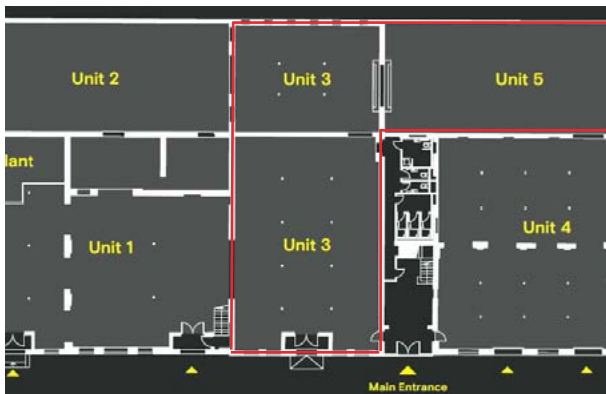
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Floor Plan

Not to scale, indicative only.



Terms

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

Rates

c. £12.00 per sq. ft.

Quoting Rent

£30 per sq. ft.

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 Charge

c. £6.00 per sq. ft.

Further Information

Viewing is strictly by appointment only, through joint agents:

Levy Real Estate:

Rob Watts

T 07506 441 644

E rob.watts@levyrealstate.co.uk

Calum Holden

T 07508 610 454

E calum.holden@levyrealstate.co.uk

Megan Carr

T 07896 899 798

E megan.carr@levyrealstate.co.uk

Union Street Partners:

Vincent Cheung

T 07736 880310

E vince@usp.london

Alex Jackson

T 07562 649 126

E alexj@usp.london

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