

The  
Bottle  
Factory

12 Ossory Road  
SE1 5AN

**Fabrix**

51.517947 - 0.134859

make it

**POP!**



# A new creative campus for SE1

A variety of spaces available  
from 1,281 sq ft





makers **fashionistas** distillers  
**designers** filmmakers **djs** brewers  
**producers** branders **mixers**  
fixers **artists** advertisers **roasters**  
creators **directors** manufacturers  
photographers **coders**  
movers **shakers**

It's your turn  
to make it





# 32,200 sq ft workplace set within a 126-year-old bottle factory

Originally built in 1895 and occupied by the famous J Mills & Sons company, The Bottle Factory is a unique and historic working environment with architectural prowess connected to its industrial past.

A private gated campus with voluminous floors, the building is an ideal headquarters for occupiers with production and workplace requirements with plenty of outdoor space.





Overflowing  
with  
character

Ground  
Current  
layout







A sympathetic restoration has conceived a stunning space that inspires creativity and collaboration.







Original features  
are in abundance  
and are highlighted  
by natural light.

Vast floors and outside  
space make this  
a perfect working  
environment.





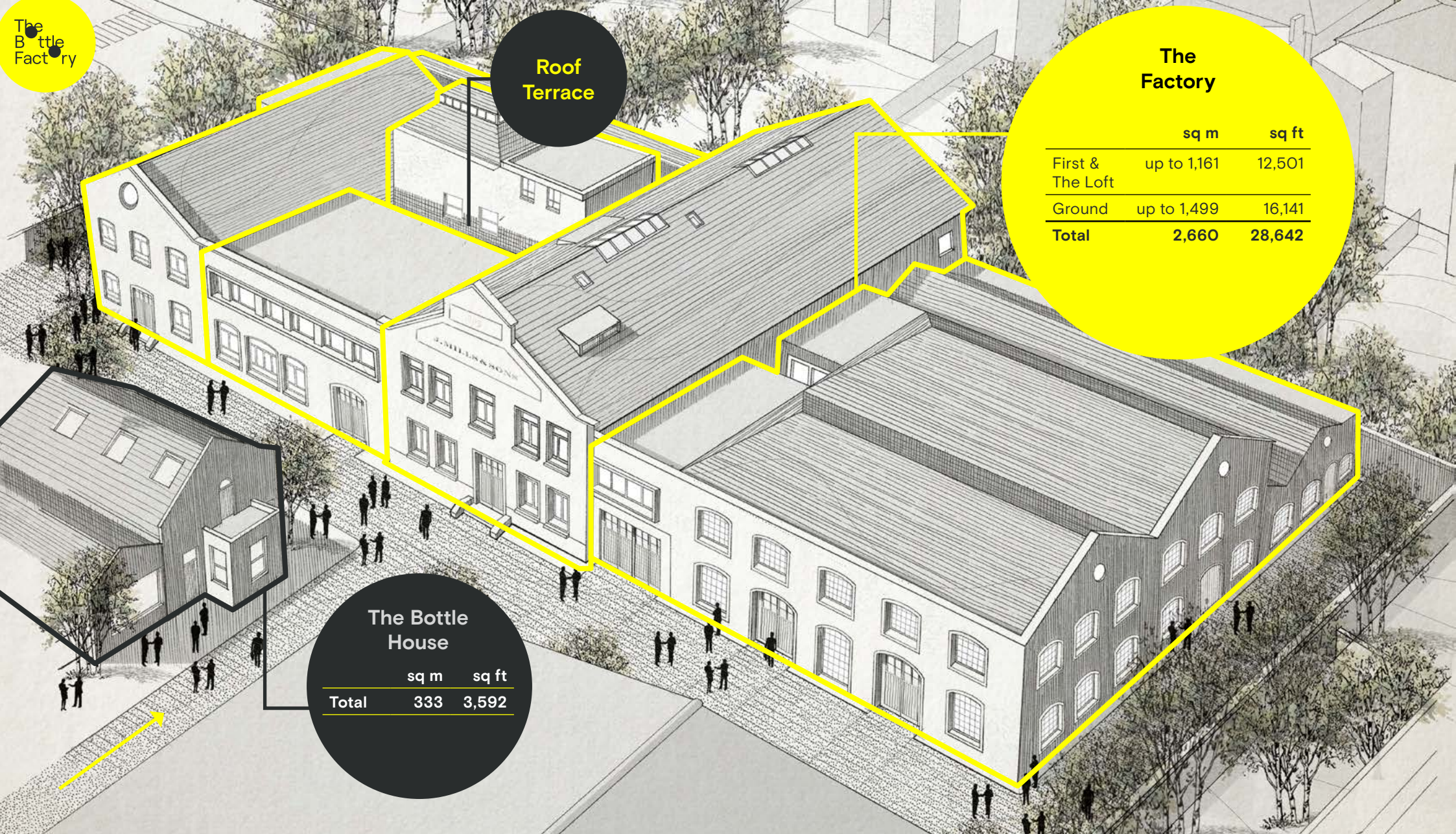
Roof  
Terrace

The  
Factory

	sq m	sq ft
First & The Loft	up to 1,161	12,501
Ground	up to 1,499	16,141
<b>Total</b>	<b>2,660</b>	<b>28,642</b>

The Bottle  
House

	sq m	sq ft
<b>Total</b>	<b>333</b>	<b>3,592</b>







**First**

Current  
layout





POP

**First**  
Indicative fashion  
workshop fit-out



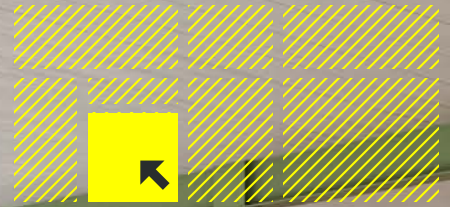




# Ground

Current  
layout





# Ground

Indicative open plan  
office fit-out







**First**  
Current  
layout





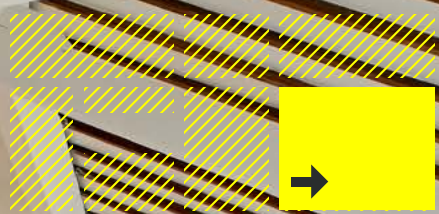


# First

Indicative open plan  
office fit-out







**First**  
Current  
layout



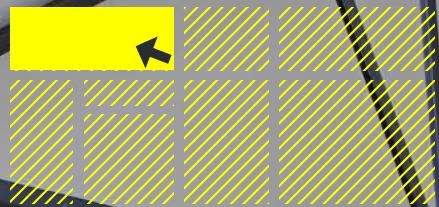




**First**

Indicative open plan  
office fit-out





# Ground

Current  
layout







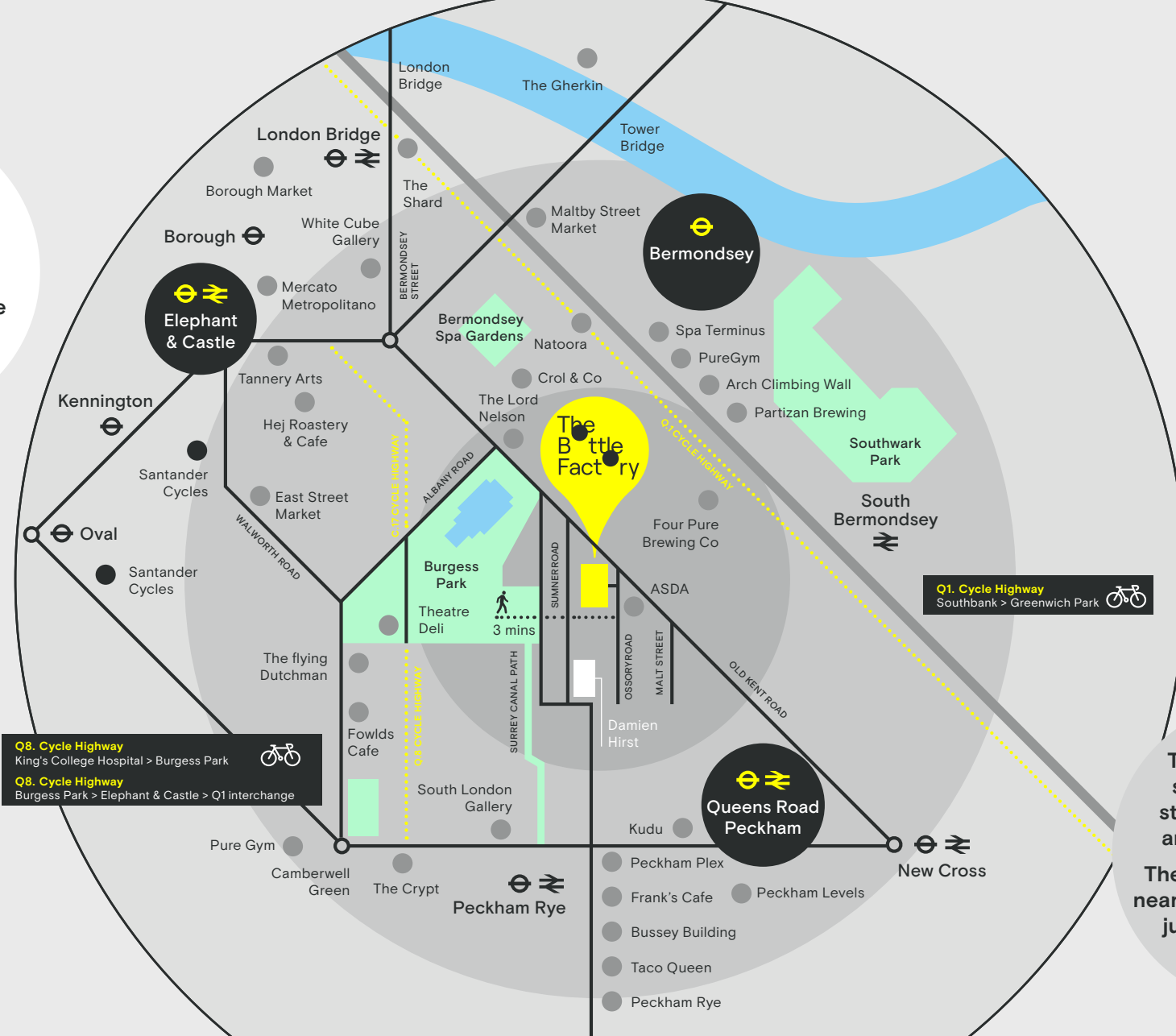
# Ground

Indicative  
e-commerce  
fit-out





**SE1**  
has grown into one of  
London's most creative  
neighbourhoods



The Bottle Factory  
sits amongst tube  
stations, rail stations  
and cycle highways.

There are green spaces  
nearby with Burgess Park  
just a 3 minute walk



# Bubbling with energy

Maltby Street Market ▼



Peckham Levels ▲



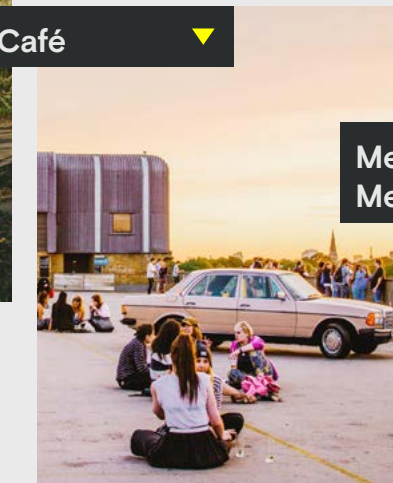
Bussey Building Rooftop ▼



Burgess Park ▲



Frank's Café ▼

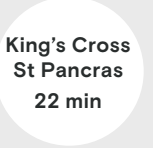
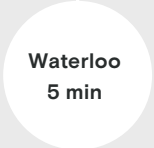
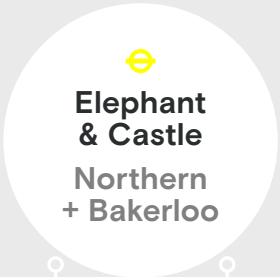
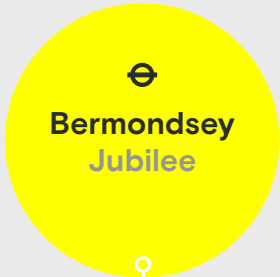
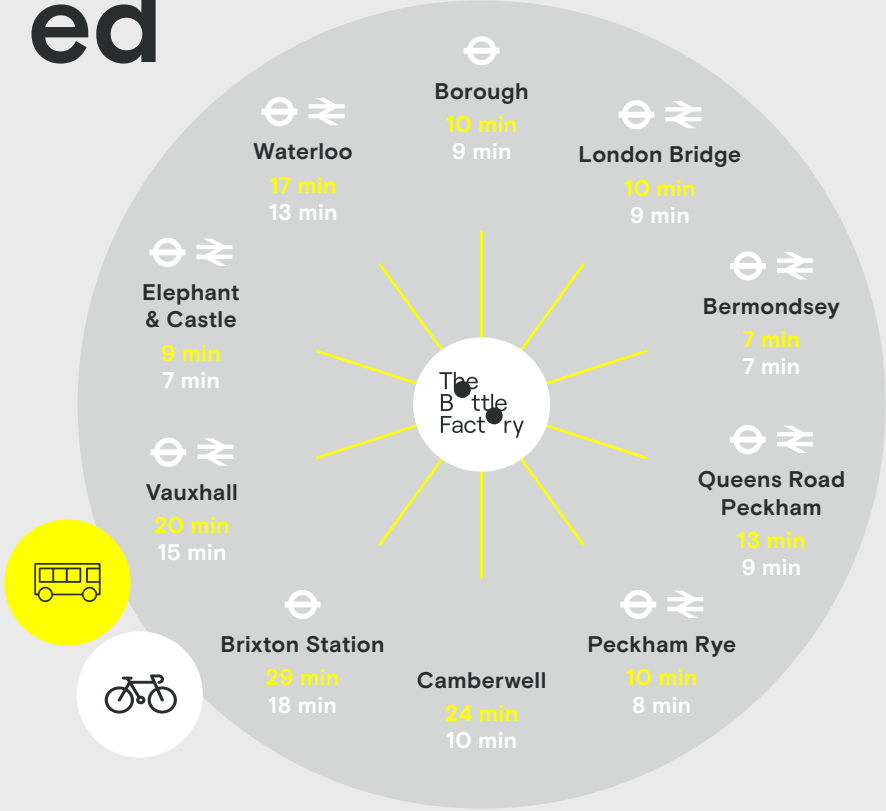


Mercato  
Metropolitano ▲



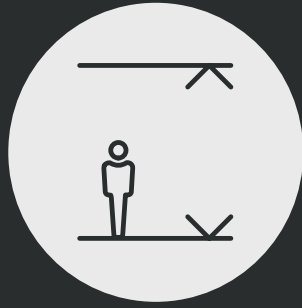


# Con nect ed

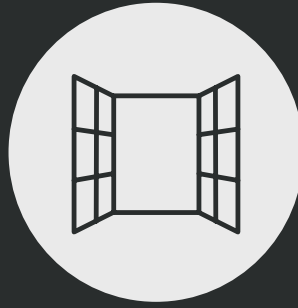




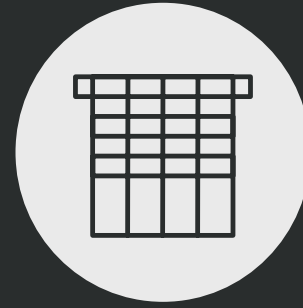
The Bottle Factory  
is packed with  
features that make  
this a truly unique  
work environment



Up to 5m  
high ceilings



Openable  
windows



Gated campus  
entrance



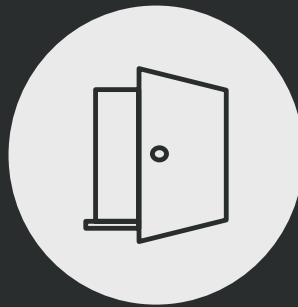
Private roof  
terrace



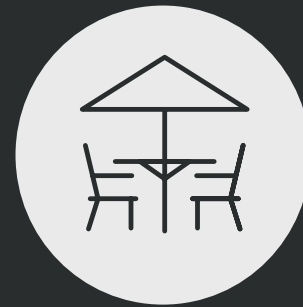
Onsite  
parking



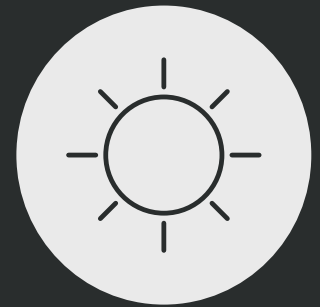
3 phase  
power



10 external doors  
for access and  
loading



Access to  
communal  
courtyard

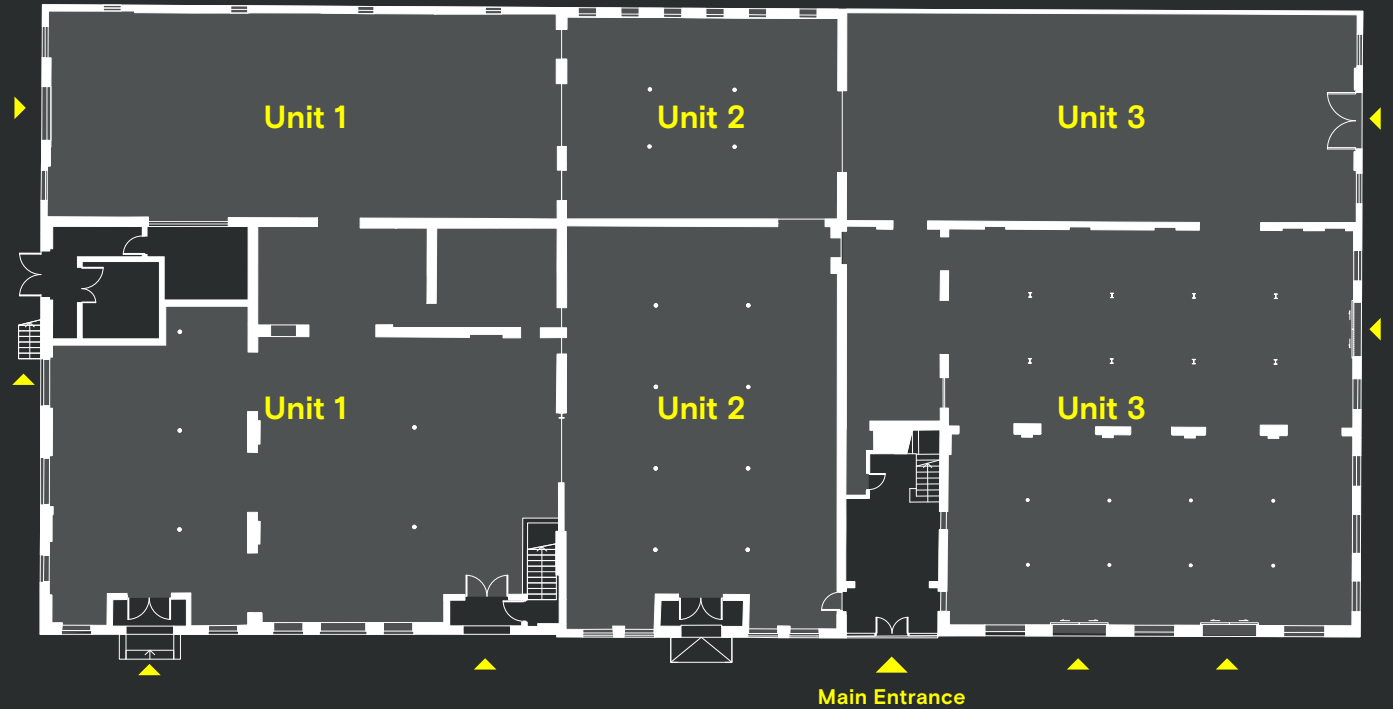


Natural daylight  
throughout



## The Factory Ground

	sq m	sq ft
Unit 1	568	6,113
Unit 2	338	3,645
Unit 3	593	6,383
<b>Total available</b>	<b>1,499</b>	<b>16,141</b>



Exposed  
brickwork



10 external doors for  
access and loading



Direct access to  
communal courtyard



Roller shutter  
security



Ceiling heights  
up to 5m



Original steel  
support beams



Openable  
windows



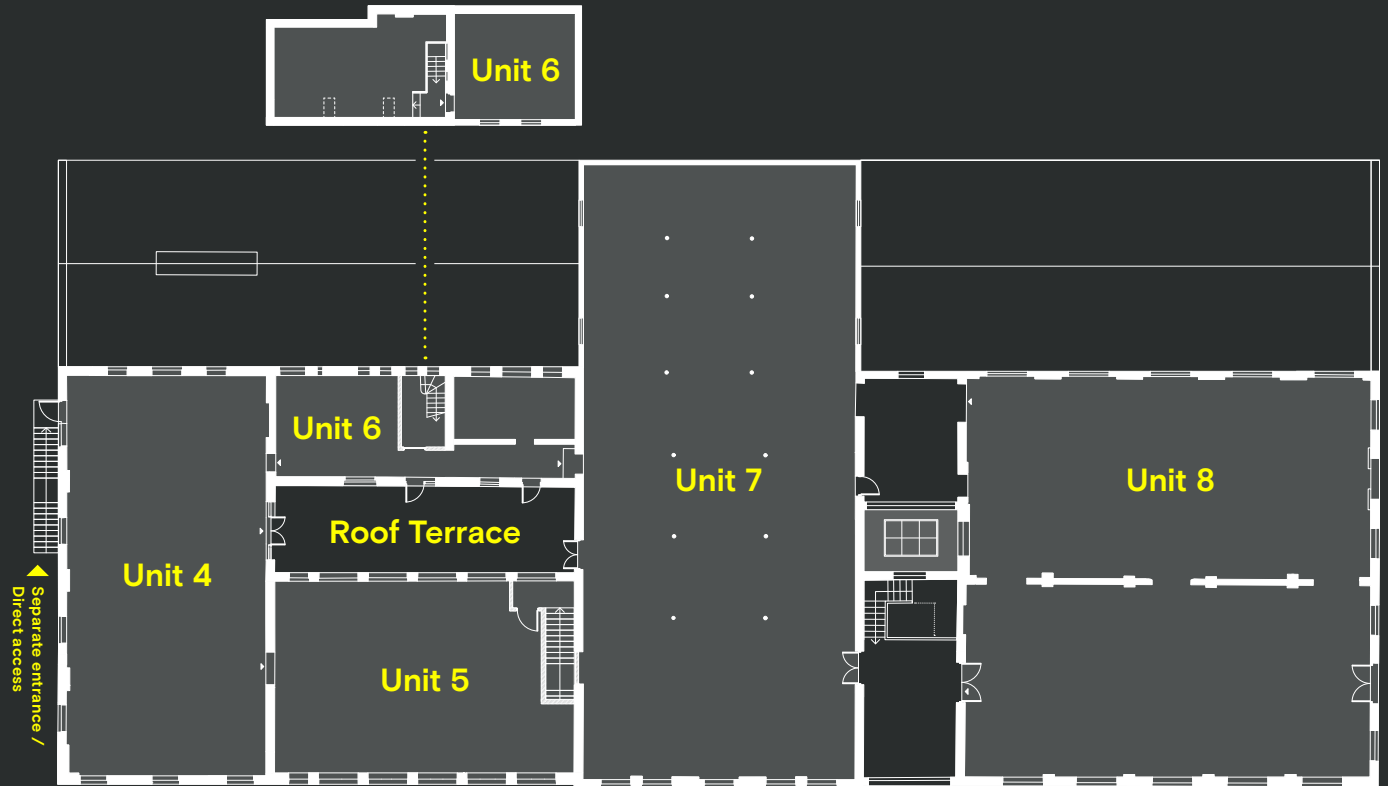
3 phase  
power





## The Factory First & The Loft

	sq m	sq ft
Unit 4	162	1,748
Unit 5	124	1,330
Unit 6	119	1,281
Unit 7	342	3,686
Unit 8	355	3,826
Roof terrace	59	630
<b>Total available</b>	<b>1,161</b>	<b>12,501</b>



Natural daylight  
throughout



Ceiling heights  
up to 5m



Private roof  
terrace



Openable  
windows



Options for  
mezzanine





## The Bottle House Ground & First

	sq m	sq ft
The Bottle House	333	3,592
<b>Total available</b>	<b>333</b>	<b>3,592</b>



Exposed brickwork  
throughout



Openable  
windows

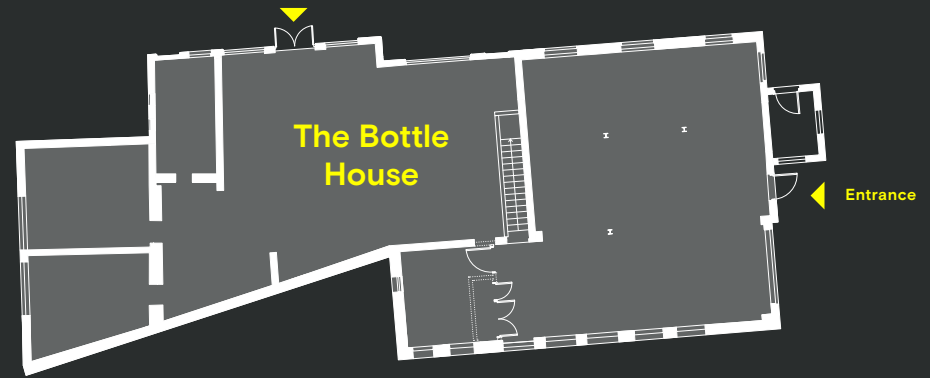


Direct access to  
communal courtyard

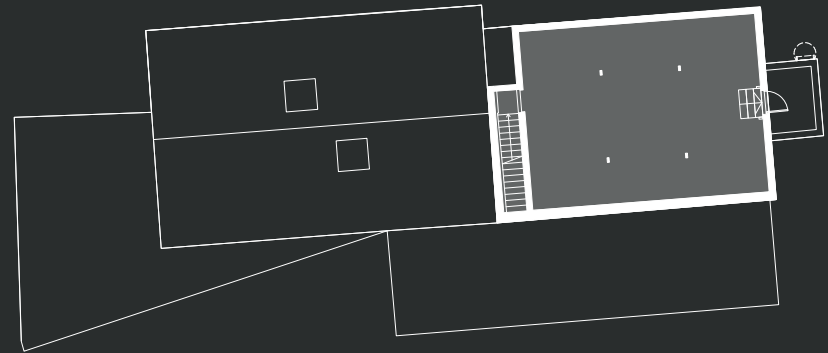


Natural daylight  
throughout

### Ground floor

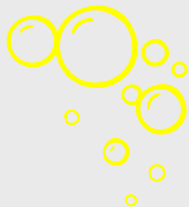


### First floor





# It all started with a fizz



2020  
Fabrix trademarks  
J.Mills & Sons, relaunching  
a 126-year-old brand

1895  
Construction is completed  
on the original footprint of  
the building

1903  
Patent applied for the  
famous Beehive bottle cap

1964–2019  
During this time the property  
fell into various hands, laying  
vacant for a number of years  
and falling into disrepair

It's your turn  
to make it

**POP!**

# Fabrix

2019  
Fabrix acquires the site, saving  
the buildings from demolition

1964  
The gates close for the last  
time at J.Mills & Sons

1903  
Work is completed on  
the new warehousing either  
side of the original grand  
'shop front' façade  
  
The stables are removed and  
new ancillary space added

1897  
Production of  
sparkling water begins  
at 12 Ossory Road

1890  
J. Mills applies for  
the trademark of the  
Spechàla brand name







#### Simon Higgins

T. +44 (0)20 7747 0130  
M. +44 (0)7976 266 608  
E. [simon.higgins@levyrealestate.co.uk](mailto:simon.higgins@levyrealestate.co.uk)

#### Rob Watts

T. +44 (0)20 7747 0152  
M. +44 (0)7506 441 644  
E. [rob.watts@levyrealestate.co.uk](mailto:rob.watts@levyrealestate.co.uk)

#### Meg Carr

T. +44 (0)20 7747 0143  
M. +44 (0)7896 899 798  
E. [megan.carr@levyrealestate.co.uk](mailto:megan.carr@levyrealestate.co.uk)

#### Vincent Cheung

T. +44 (0)20 3757 8571  
M. +44 (0)7736 880 310  
E. [vc@unionstreetpartners.co.uk](mailto:vc@unionstreetpartners.co.uk)

#### Luke Austerberry

T. +44 (0)20 3757 8579  
M. +44 (0)7921 406 291  
E. [la@unionstreetpartners.co.uk](mailto:la@unionstreetpartners.co.uk)

#### Alex Jackson

T. +44 (0)20 3757 8564  
M. +44 (0)7562 649 126  
E. [aj@unionstreetpartners.co.uk](mailto:aj@unionstreetpartners.co.uk)

Subject to contract. Levy Real Estate and Union Street Partners for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise, Levy Real Estate and Union Street Partners, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. July 2022. S03016.

Siren | 020 7478 8300 | [sirendesign.co.uk](http://sirendesign.co.uk)

For more information visit

 [thebottlefactory](https://www.instagram.com/thebottlefactory)

[thebottlefactory.london](https://thebottlefactory.london)

**Fabrix**  
51.517947 - 0.134859