

THE BOTTLE FACTORY

**Light industrial, office
and studio spaces**

12 Ossory Road, SE1 5AN

Fabrix

51.517947 -0.134859

A 126-year-old Victorian bottling factory brought back to life for a new vibrant community

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

With voluminous floors, the building is an ideal headquarters for occupiers with production and workplace requirements with plenty of outdoor space. We are bringing a community of makers, creatives, and urban industry businesses back to the buildings, honouring the site's industrial heritage.

Claim your space alongside London's oldest family-run gin distillery and a sustainable coffee roastery, plus a whole host of other creatives who have already made The Bottle Factory their home.



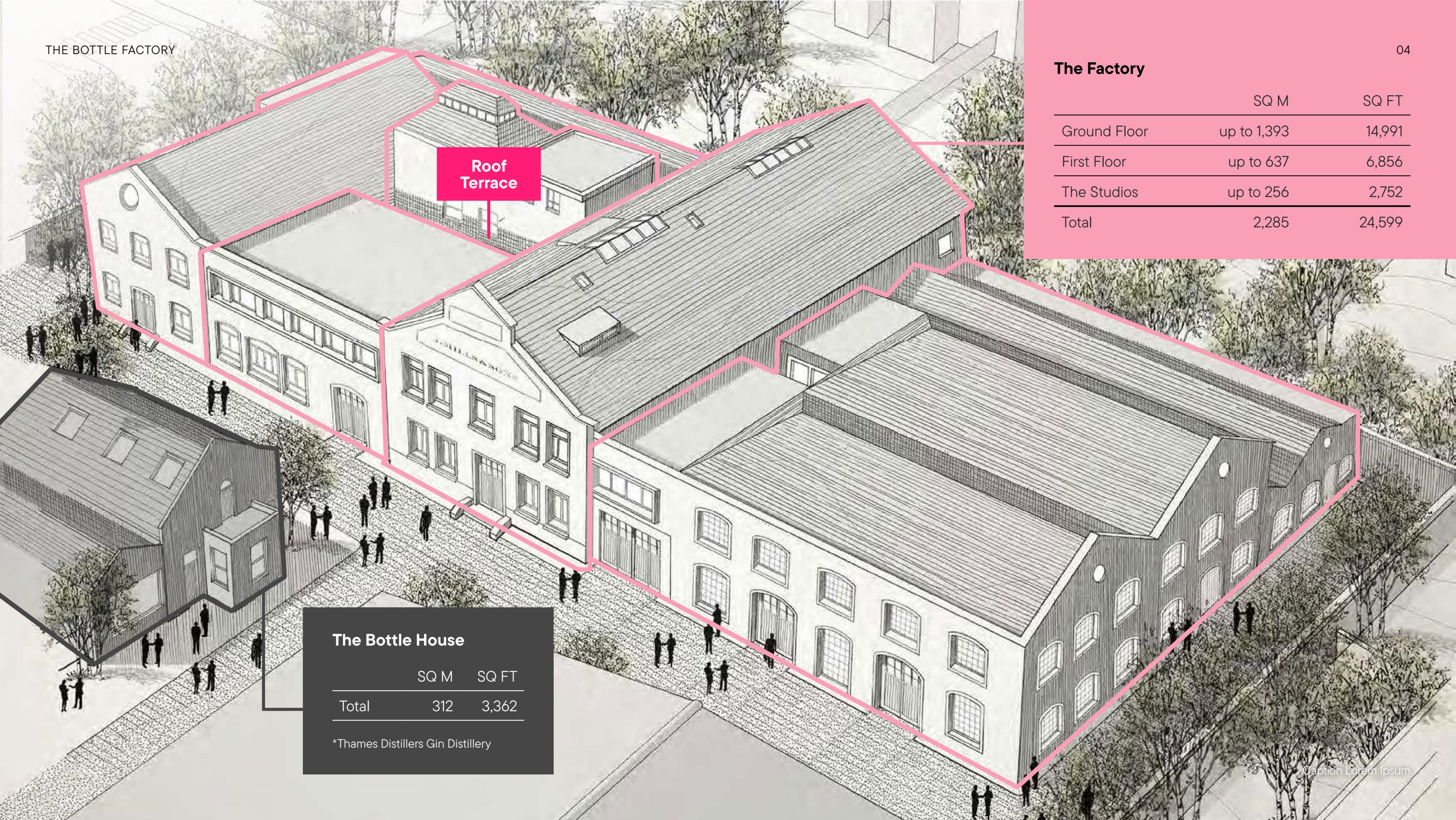
A stunning restoration has created workspaces that preserve the industrial charm and inspire a creative spirit.

Exposed brick and original flooring are illuminated by floods of natural light creating a unique working environment that people want to be in.

The vast floorplans allow for fit-out flexibility and with adaptable use in mind, the building is ready to welcome any business with workspace, studio space or light industrial needs.

Welcome

**Overflowing
with character**



Roof Terrace

The Factory

| | SQ M | SQ FT |
|--------------|-------------|--------|
| Ground Floor | up to 1,393 | 14,991 |
| First Floor | up to 637 | 6,856 |
| The Studios | up to 256 | 2,752 |
| Total | 2,285 | 24,599 |

The Bottle House

| | SQ M | SQ FT |
|-------|------|-------|
| Total | 312 | 3,362 |

*Thames Distillers Gin Distillery

The Factory – First Floor

Ideal for Maker space, office and showrooms



| | | SQ M | SQ FT | COST P/SQ FT |
|------------------------|-----------|------------|--------------|--------------|
| Unit 8 | Available | 337 | 3,622 | £19.50 |
| Unit 9 | Let | 164 | 1,763 | – |
| Unit 10 | Let | 137 | 1,471 | – |
| Total Available | | 337 | 3,622 | |



Natural daylight throughout



Openable windows



Ceiling heights up to 5m



Options for mezzanine



Shared roof terrace



Air conditioning



Shared kitchenette facilities

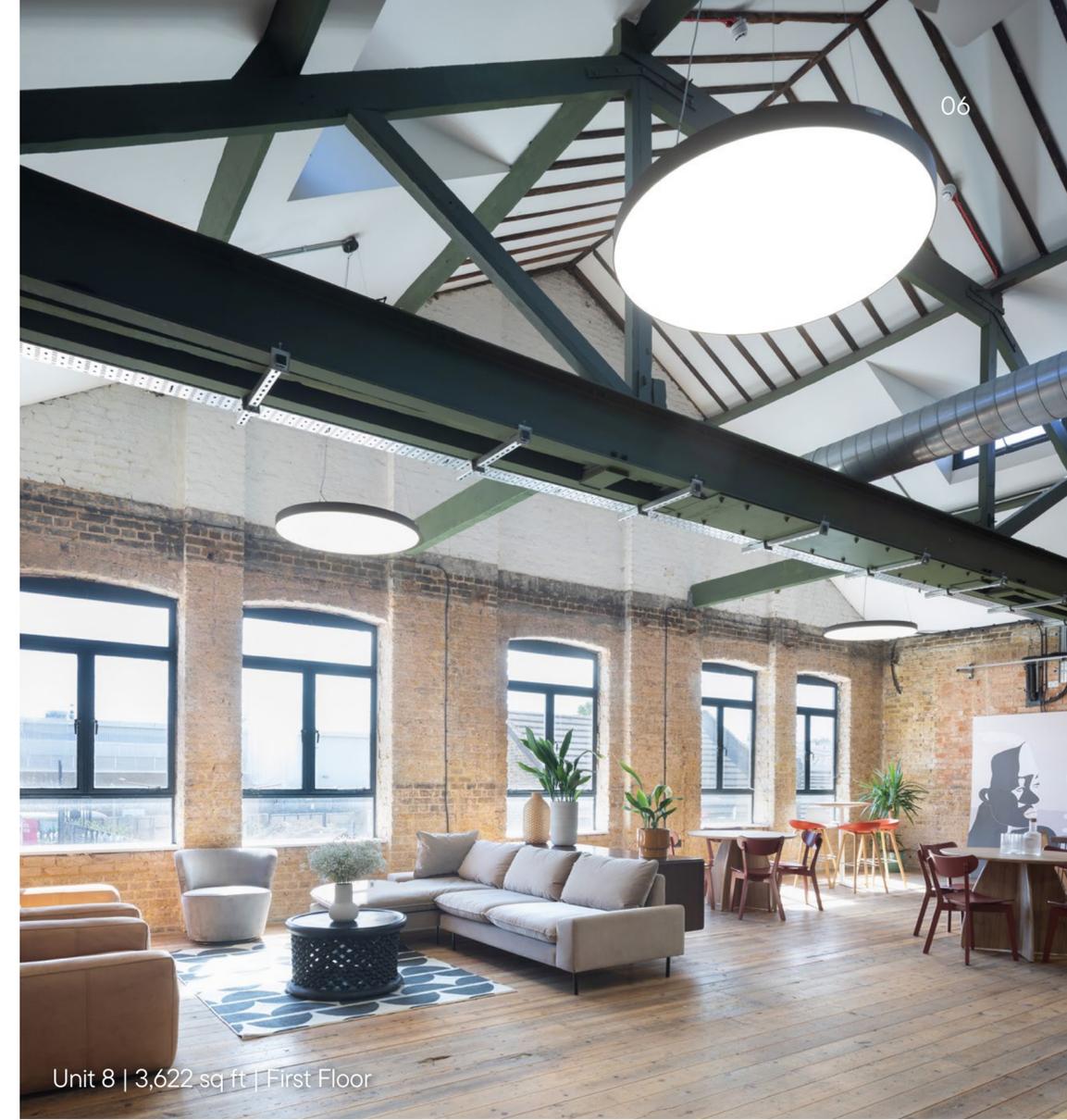


Modern WCs and showers

THE BOTTLE FACTORY



Unit 8 | 3,622 sq ft | First Floor



Unit 8 | 3,622 sq ft | First Floor



First Floor Lobby

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



The Bottle Factory sits between well-connected tube and rail stations, bus routes and cycle highways. Located just off Old Kent Road with Peckham, Bermondsey, New Cross and Elephant & Castle all a short journey away. You can catch a breath of fresh air in the nearby Burgess Park, just a 3-minute walk away.

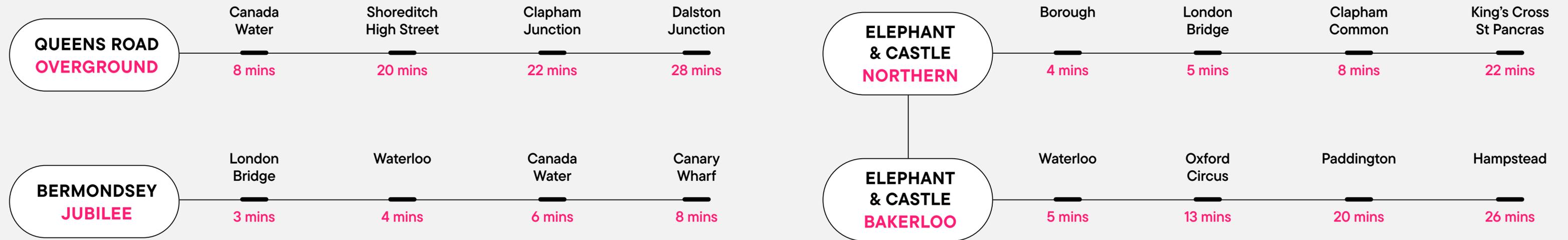


Q1. Cycle Highway 
 Southbank > Greenwich Park

Q8. Cycle Highway
 King's College Hospital > Burgess Park

Q8. Cycle Highway
 Burgess Park > Elephant & Castle > Q1 Interchange

Connected to London's most desirable locations



Timings taken from Google Maps from The Bottle Factory.

THE BOTTLE FACTORY

Be a part of the Bottle creative community and make good things happen

A brilliant mix of creatives, makers and urban industry stalwarts have already made The Bottle Factory their own.

From London's oldest gin distillery, supplying their world-class London gins to global brands. The UK's first all-electric, zero-emission coffee roastery. To the London showroom of the leading dealer of Brazilian modern and contemporary furniture.

Our studios are alive, with producers, photographers, designers and marketers. The Bottle Factory is buzzing with craft, creativity, manufacture and enterprise.

Come and take your place.

Some of our community:



THE BOTTLE FACTORY



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