

# Unit 4 and 5, The Bottle Factory, Ossory Road, Bermondsey, London SE1 5AN



## Available to Let – Refurbished Light Industrial Unit

INDUSTRIAL

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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.

### 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

### 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.

Unit 4 and 5 provides high quality modern space, perfect for a range of light industrial uses. The unit has recently undergone comprehensive refurbishment and offers modern WC and shower facilities, level concrete flooring and glazing throughout. In addition, the space has a c. 5m floor to ceiling height as well as an external loading area for deliveries.

### Accommodation (NIA)

| Description  | sq ft        | sq m       |
|--------------|--------------|------------|
| Unit 4       | 3,344        | 320        |
| Unit 5       | 2,272        | 211        |
| <b>Total</b> | <b>5,716</b> | <b>531</b> |

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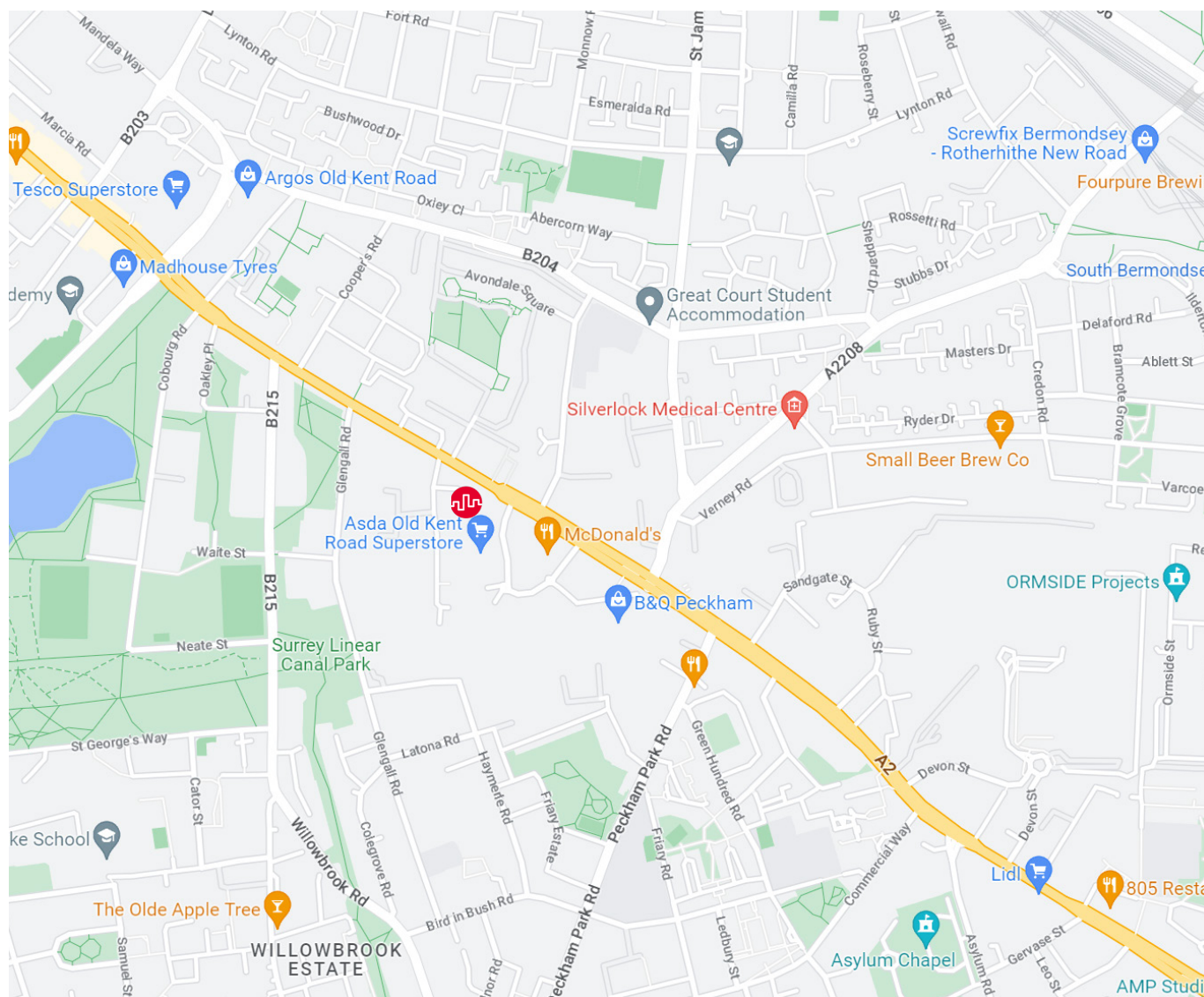
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### Map

Not to scale, indicative only.



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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.

### Quoting Rent

£25 per sq. ft.

### Rates

Unit 4 - c. £11.60 per sq. ft.  
Unit 5 - c. £15.51 per sq. ft.

### Service Charges

c. £4.70 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 |

### Further Information

Viewing is strictly by appointment only, through joint agents:

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