

THE BOTTLE FACTORY

**Light industrial, office
and studio spaces**

12 Ossory Road, SE1 5AN

Fabrix

51.517947 -0.134859

THE BOTTLE FACTORY

A new creative community



Artists, creators, distillers, designers, filmmakers,
DJs, directors, manufacturers, photographers, coders,
makers, fashionistas, movers, shakers...make good
things happen at The Bottle Factory.



for SE1



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.

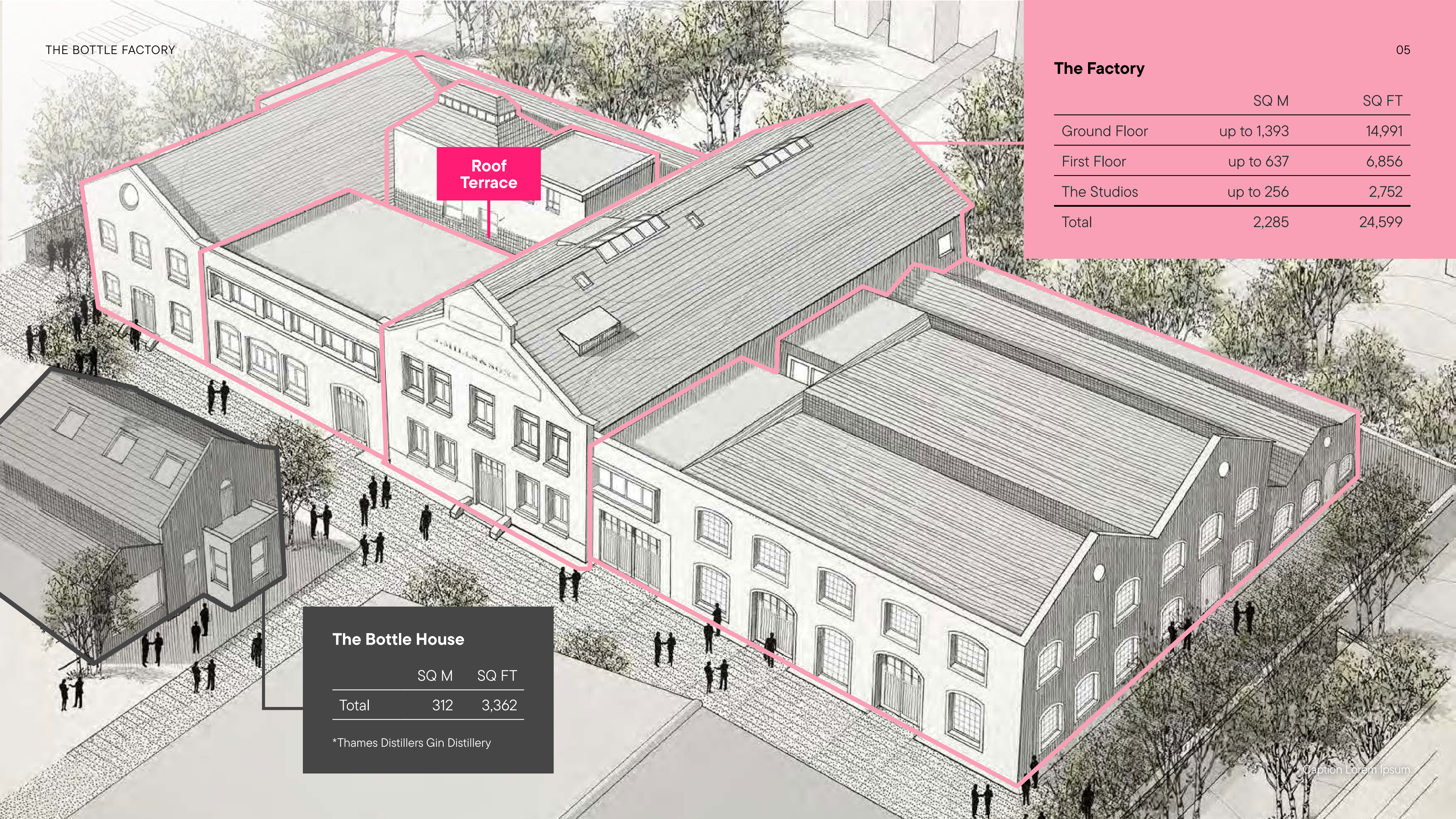


A stunning restoration has created workspaces that preserve the industrial charm and inspire a creative spirit.

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.

**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 – Ground Floor

Ideal for: light industrial, office and showrooms



		SQ M	SQ FT
Unit 1	Let	279	3,003
Unit 2	Let	208	2,238
Ancillary	Let	59	632
Unit 3a	Let	207	2,224
Unit 3b	Under offer	109	1,178
Unit 4	Available	320	3,444
Unit 5	Available	211	2,272
Total Available		847	9,117



Exposed
brickwork



Ceiling heights
up to 5m



A minimum double
door entrance to all
ground floor units



Original steel
support beams



Modern WCs
and Showers



Openable
windows



Roller shutter
security



3 phase
power



Unit 5 | 2,303 sq ft | Ground Floor



Unit 3a | 2,224 sq ft | Ground Floor



Unit 3b | 1,178 sq ft | Ground Floor

The Factory – First Floor

Ideal for: Maker space, office and showrooms

		SQ M	SQ FT
Unit 8	Available	337	3,622
Unit 9	Available	164	1,763
Unit 10	Let	137	1,471
Total Available		501	5,385



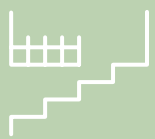
Natural daylight throughout



Openable windows



Ceiling heights up to 5m



Options for mezzanine



Shared roof terrace



Air conditioning



Shared kitchenette facilities



Modern WCs and showers

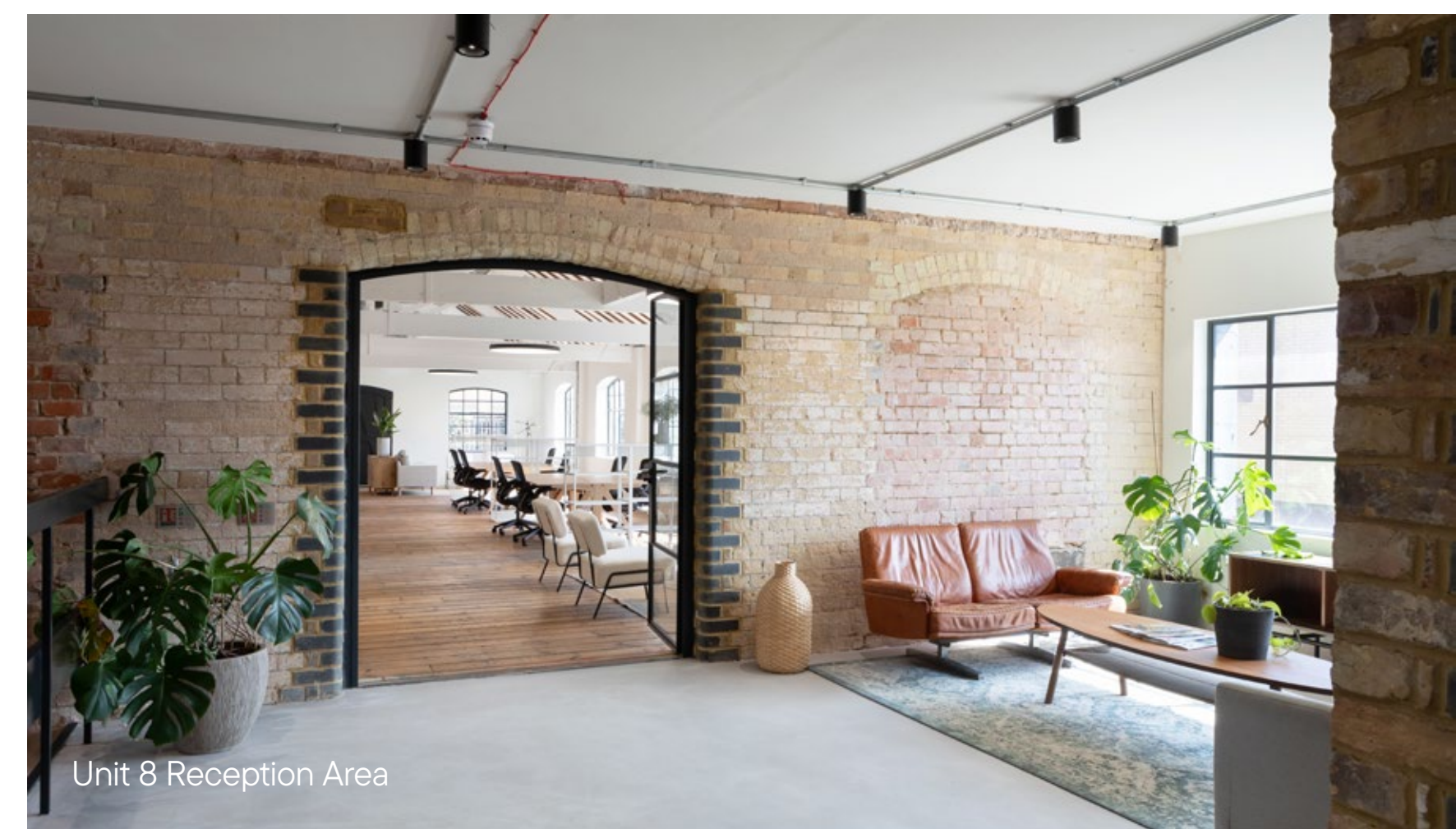
THE BOTTLE FACTORY



Unit 8 | 3,622 sq ft | First Floor



Unit 9 | 1,763 sq ft | First Floor



Unit 8 Reception Area

The Factory
First floor and loft – The Studios

		SQ M	SQ FT
Studio 1	Let	18	193
Studio 2	Let	13	139
Studio 3	Let	15	161
Studio 4	Let	18	193
Studio 5	Let	14	150
Studio 6	Let	39	419
Studio 7	Available	31	333
Studio 8	Let	31	333
Studio 9	Let	22	236
Studio 10	Available	29	312
Studio 11	Available	26	283
Total Available		256	2,752



Natural daylight throughout



Openable windows



Ceiling heights up to 5m



Options for mezzanine



Shared roof terrace



Wi-Fi included



All inclusive rent



Short-form licence



Flexible term from 6 months

THE BOTTLE FACTORY



Roof Terrace



Studio 6 | 419 sq ft | First Floor

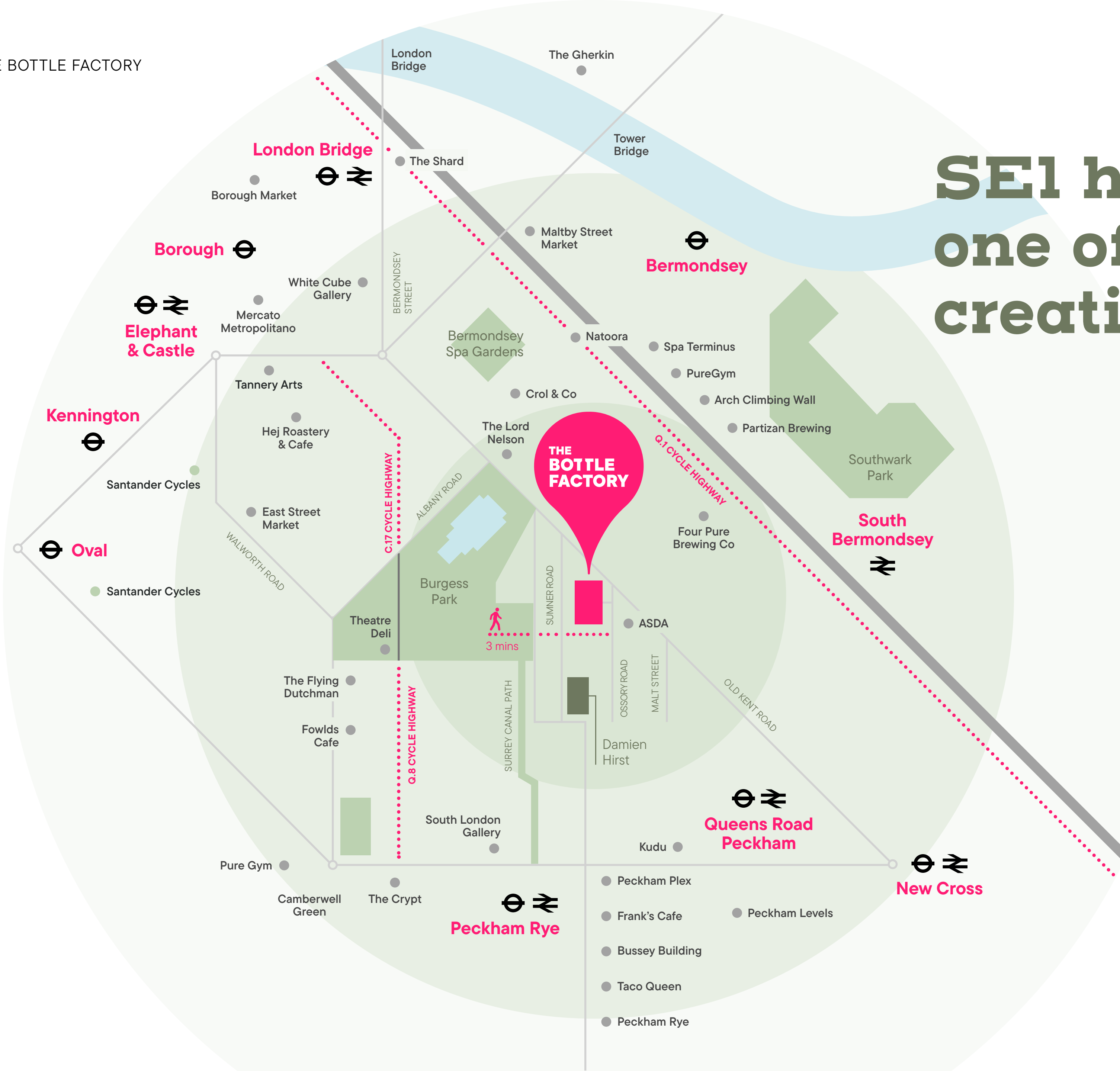


Studio 11 | 193 sq ft | The Loft



Studio 10 | 283 sq ft | The Loft

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



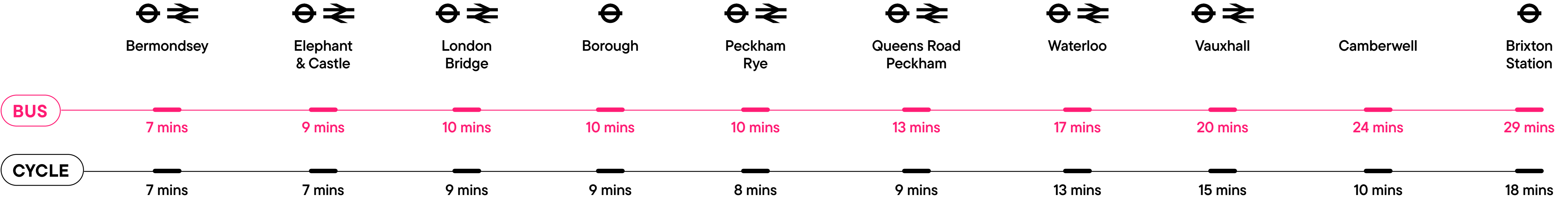
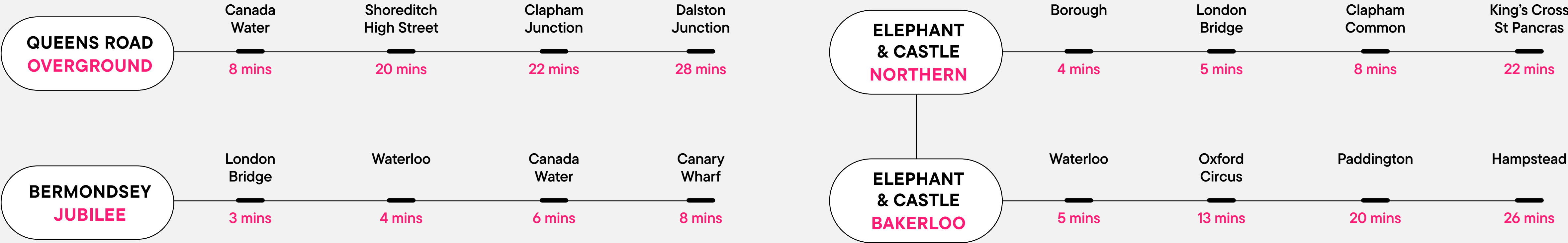
Q8. Cycle Highway

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.

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.

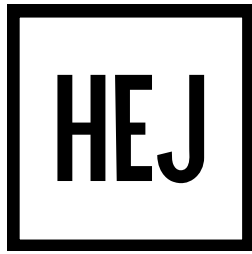
From London's oldest gin distillery, supplying their world-class London gins to global brands. The UK's first all-electric, zero-emission coffee roastery. To the London showroom of the leading dealer of Brazilian modern and contemporary furniture.

Our studios are alive, with producers, photographers, designers and marketeers. 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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