

# 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, roasters, 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.





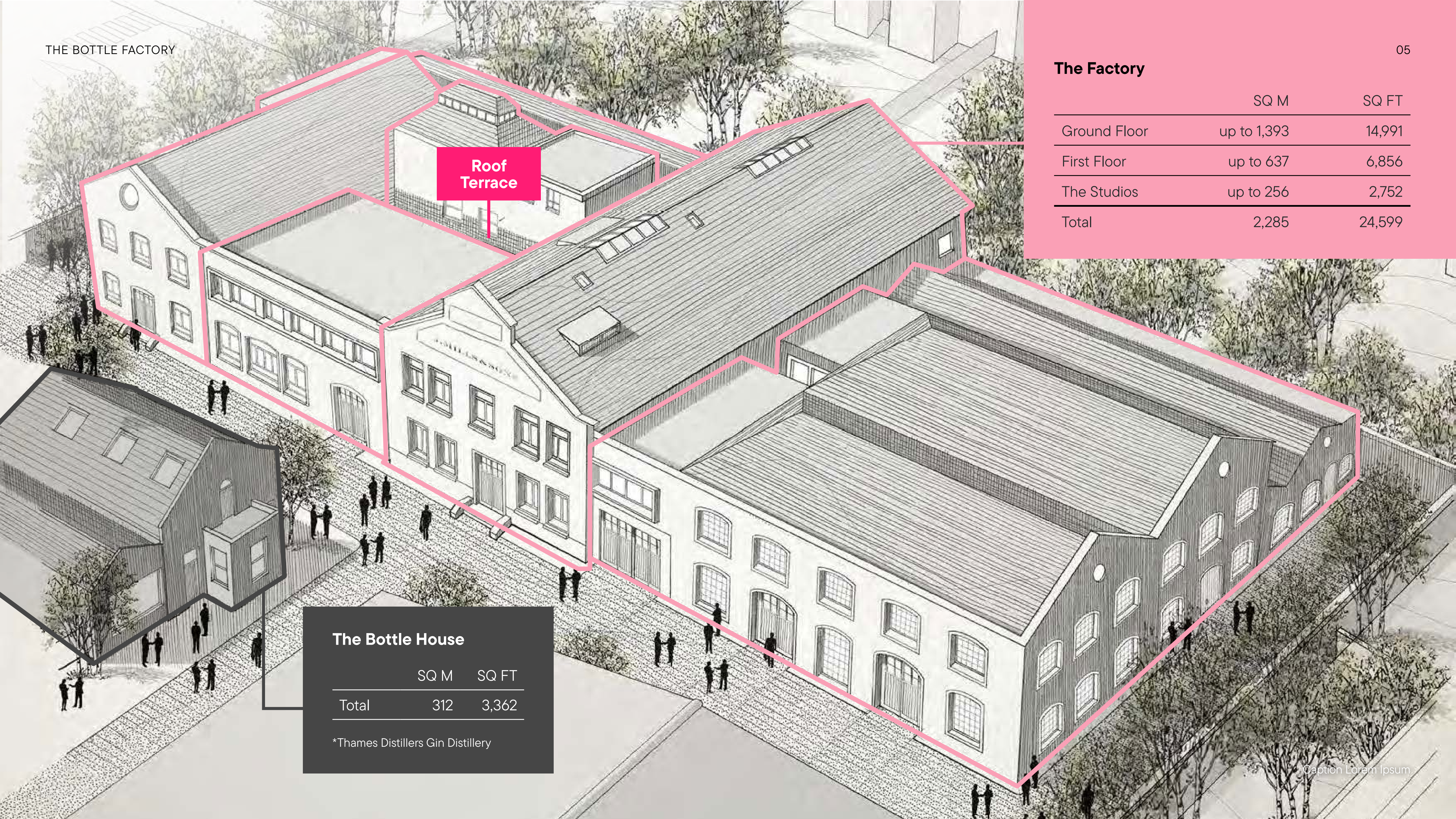
**A stunning restoration has created workspaces that preserve the industrial charm and inspire a creative spirit.**

**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 – 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	



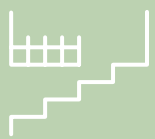
Natural daylight throughout



Openable windows



Ceiling heights up to 5m



Options for mezzanine



Shared roof terrace



Air conditioning



Shared kitchenette facilities



Modern WCs and showers



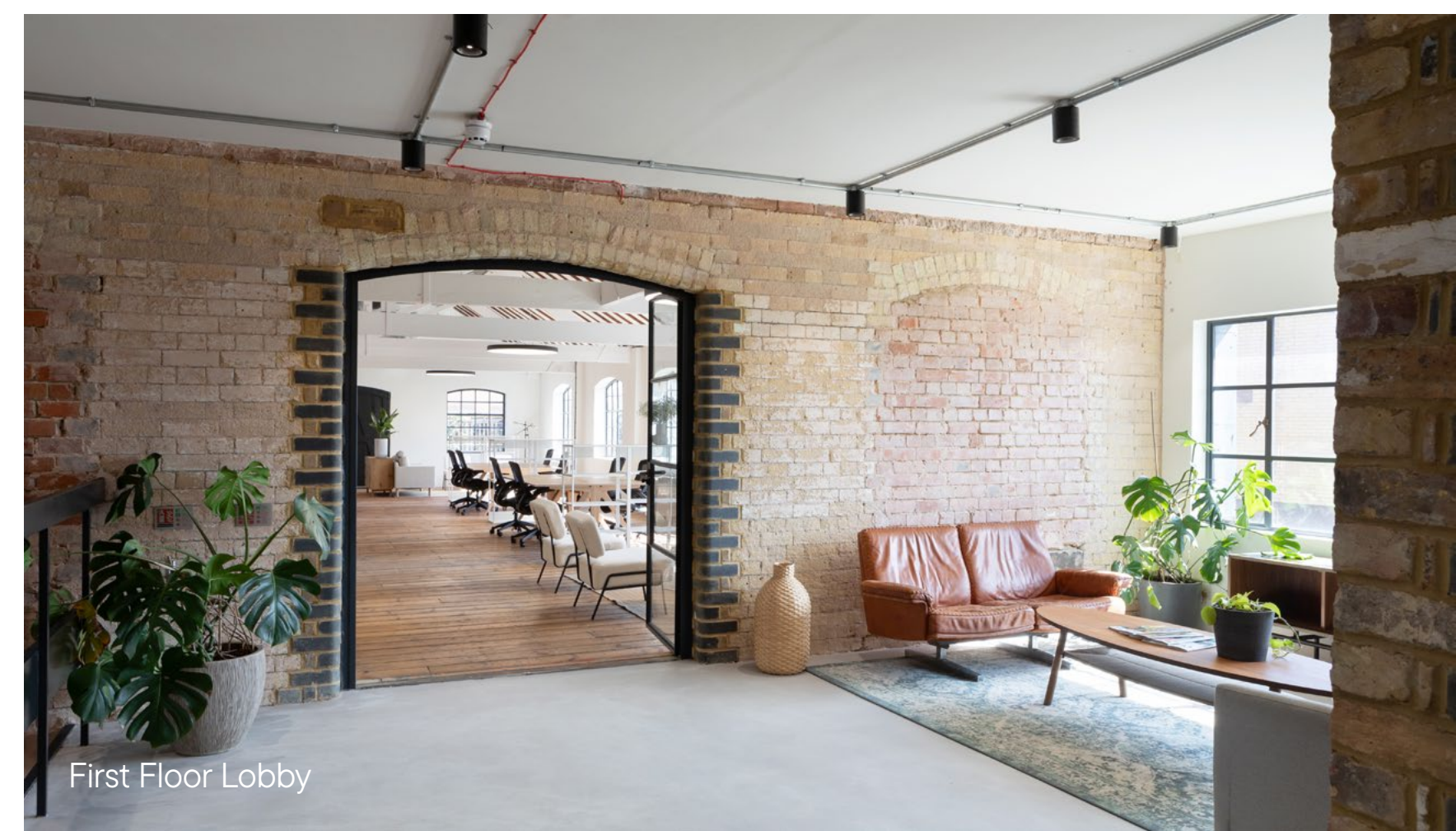
# THE BOTTLE FACTORY



Unit 8 | 3,622 sq ft | First Floor



Unit 8 | 3,622 sq ft | First Floor



First Floor Lobby



The Factory – First Floor

Ideal for Maker space, office and showrooms

		SQ M	SQ FT	COST P/SQ FT
Unit 8 – Front	Available	155	1,668	£19.50
Unit 8 – Rear	Available	151	1,625	£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 - Front | 1,668 sq ft | First Floor



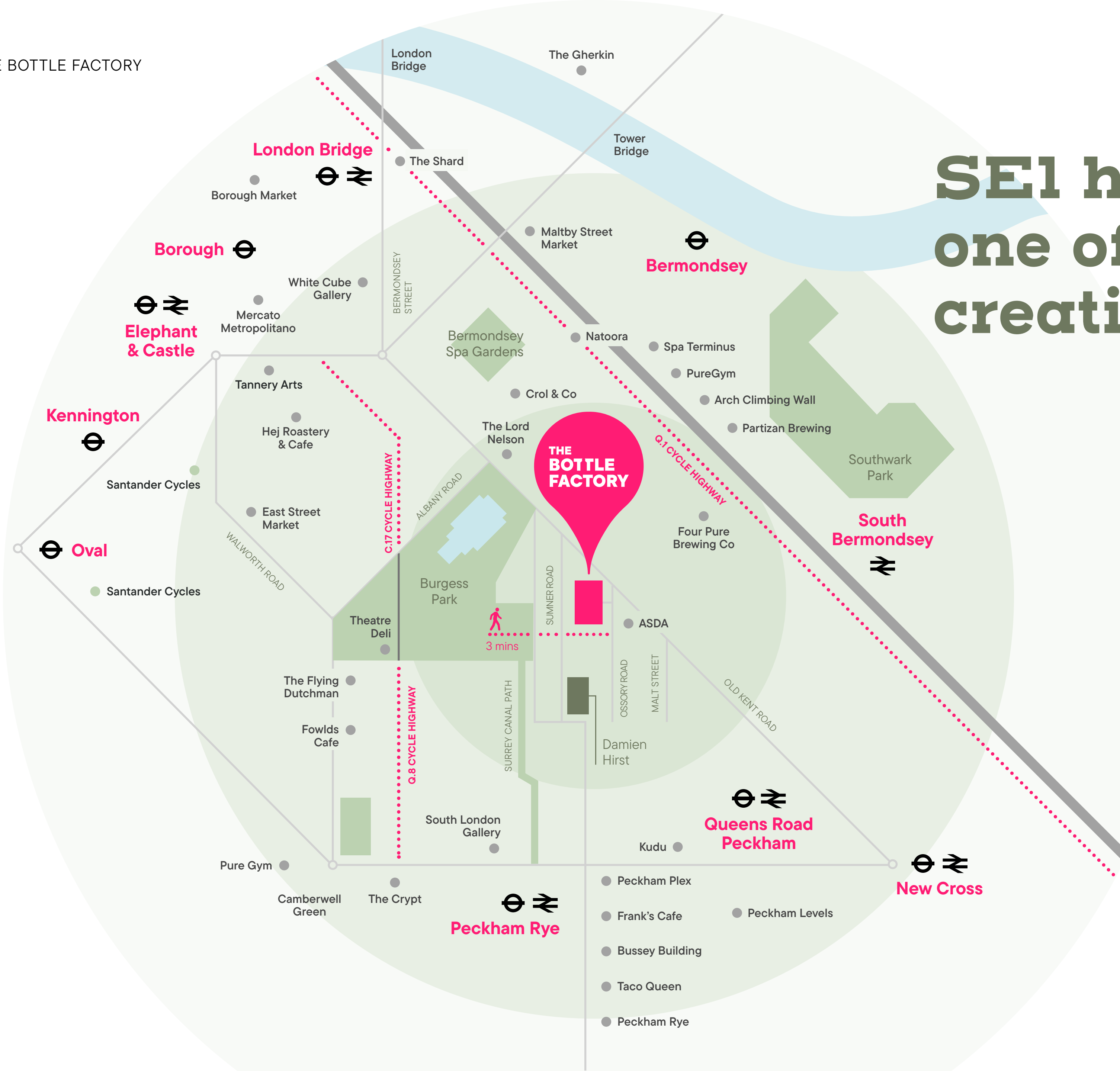
Unit 8 - Front | 1,668 sq ft | First Floor



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

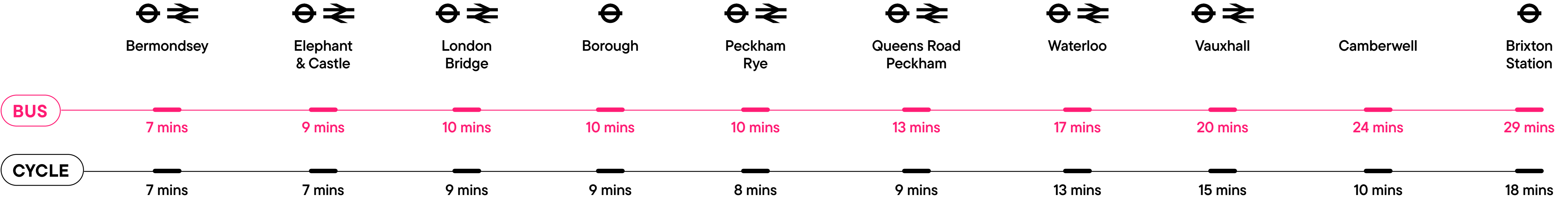
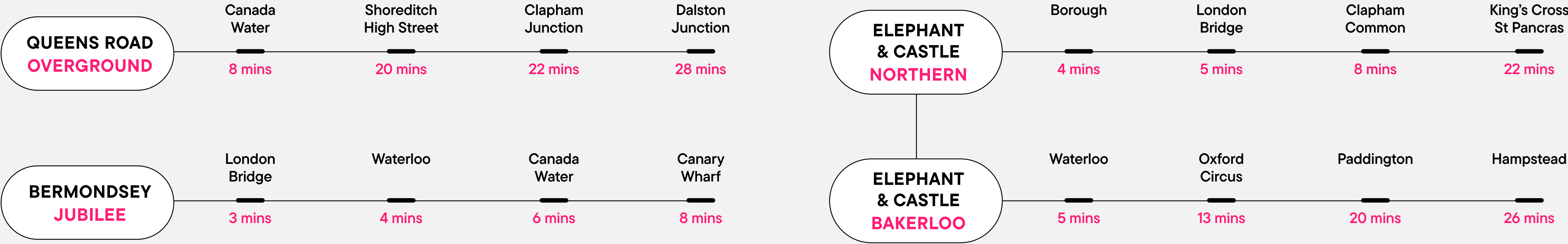
King's College Hospital > Burgess Park

## 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:





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