

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.

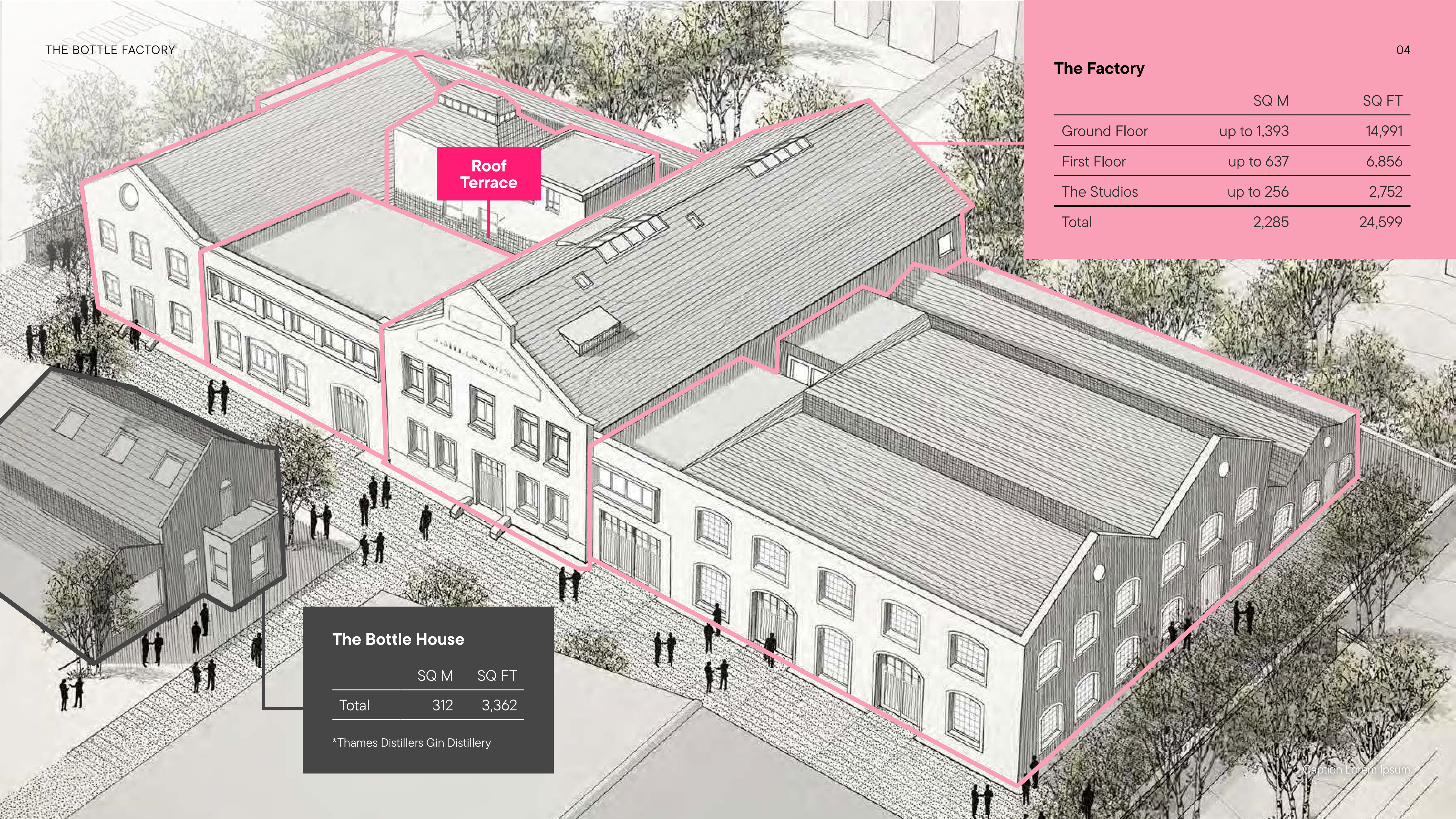


A stunning restoration has created workspaces that preserve the industrial charm and inspire a creative spirit.

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.

**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 BOTTLE FACTORY



First Floor Lobby

The Factory – First Floor

Ideal for Maker space, office and showrooms

		SQ M	SQ FT	COST
Unit 8 – Rear	Available	154	1,658	£22.50 p/sq ft
Studios	Available	From 14	From 150	£650 p/month



Natural daylight throughout



Openable windows



Ceiling heights up to 5m



Options for mezzanine



Shared roof terrace



Air conditioning

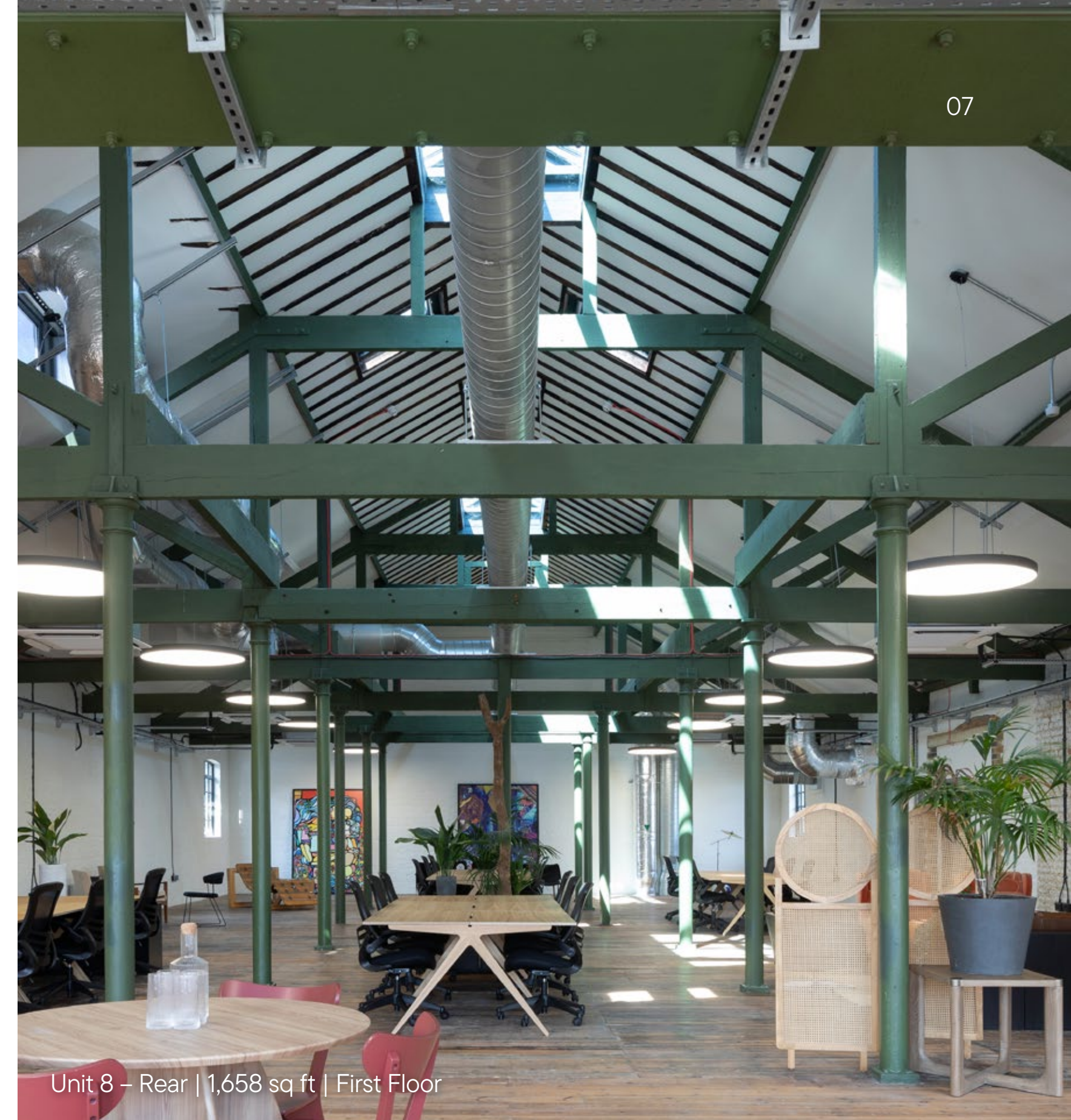


Shared kitchenette facilities



Modern WCs and showers

THE BOTTLE FACTORY

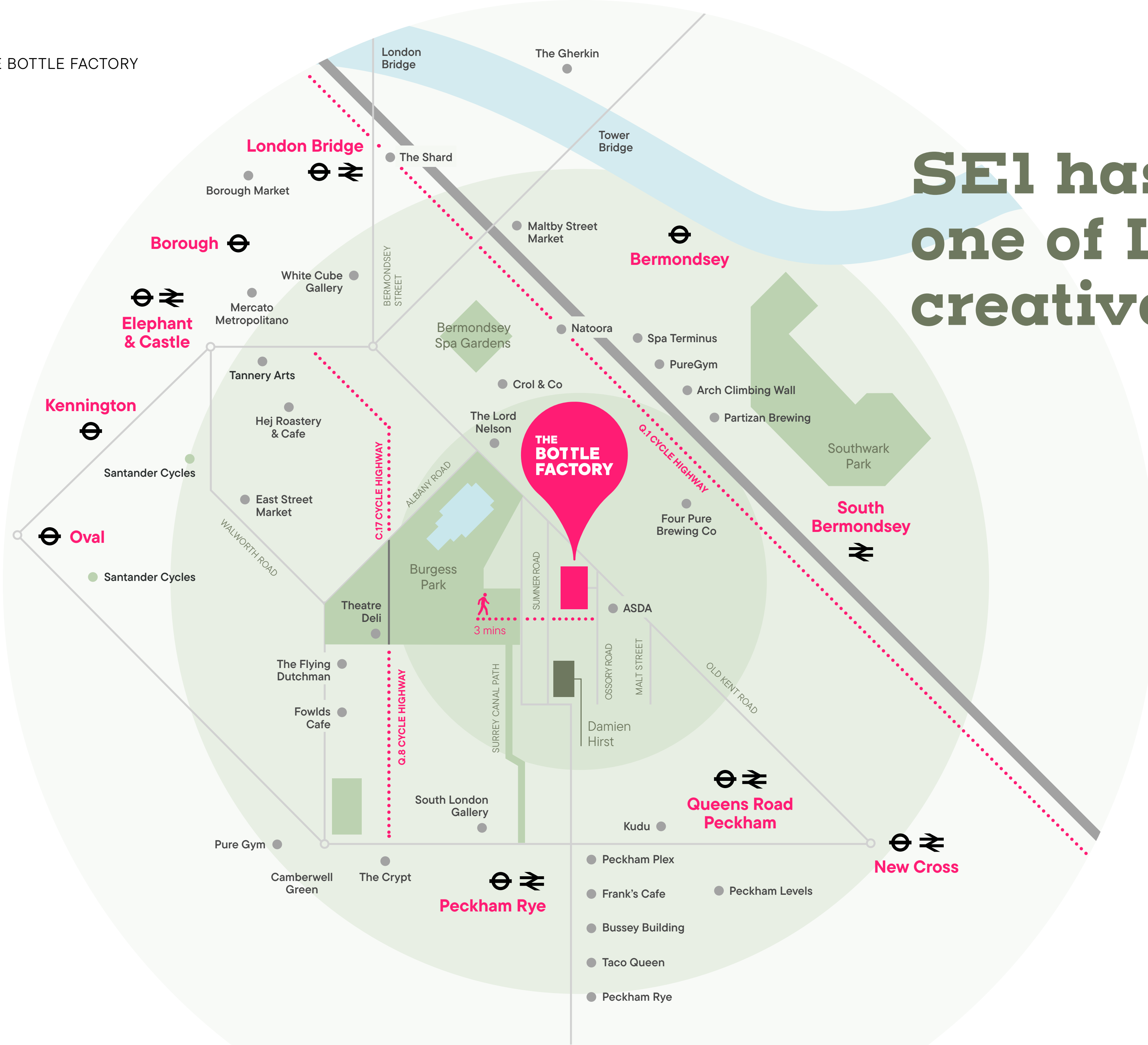


Unit 8 – Rear | 1,658 sq ft | First Floor



Studio 1 | 193 sq ft | First Floor

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



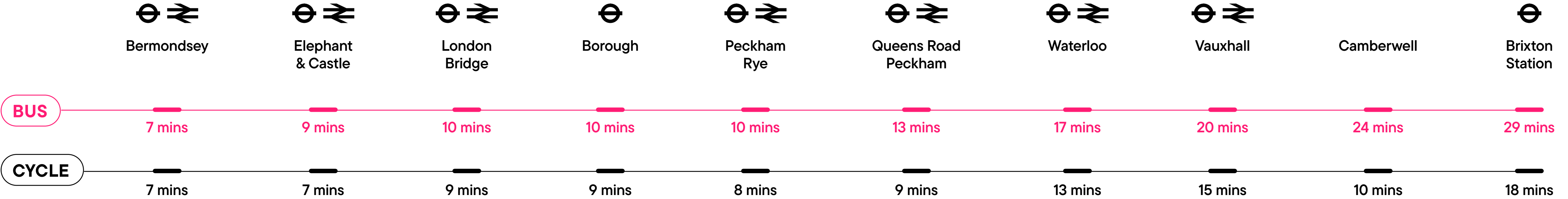
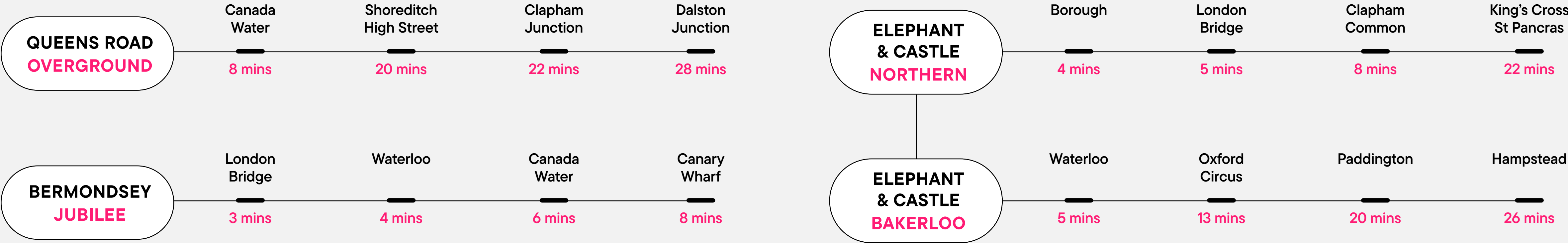
Q8. Cycle Highway

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

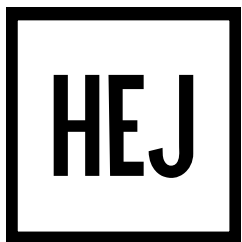
A brilliant mix of creatives, makers and urban industry stalwarts have already made The Bottle Factory their own.

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 marketeers. The Bottle Factory is buzzing with craft, creativity, manufacture and enterprise.

Come and take your place.

Some of our community:



THE BOTTLE FACTORY

Studio Enquiries

THE BOTTLE FACTORY

Oskar Riessbacher

T. +44 (0)20 3876 7416

M. +44 (0)7702 215135

E. oskar.riessbacher@fabrix.london



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. September 2026. S013016.

Office/Industrial Space Enquiries

LEVY REAL ESTATE

Calum Holden

T. +44 (0)20 7747 0090

M. +44 (0)7508 610 454

E. calum.holden@levyrealestate.co.uk

Rob Watts

T. +44 (0)20 7747 0152

M. +44 (0)7506 441 644

E. rob.watts@levyrealestate.co.uk

Megan Carr

T. +44 (0)20 7747 0143

M. +44 (0)7896 899 798

E. megan.carr@levyrealestate.co.uk

USP.

Vincent Cheung

T. +44 (0)20 3757 8571

M. +44 (0)7736 880 310

E. vince@usp.london

Alex Jackson

T. +44 (0)20 3757 8564

M. +44 (0)7562 649 126

E. alexj@usp.london

Catch up on the latest here
@thebottlefactory

thebottlefactory.london

Fabrix

51.517947 -0.134859