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.





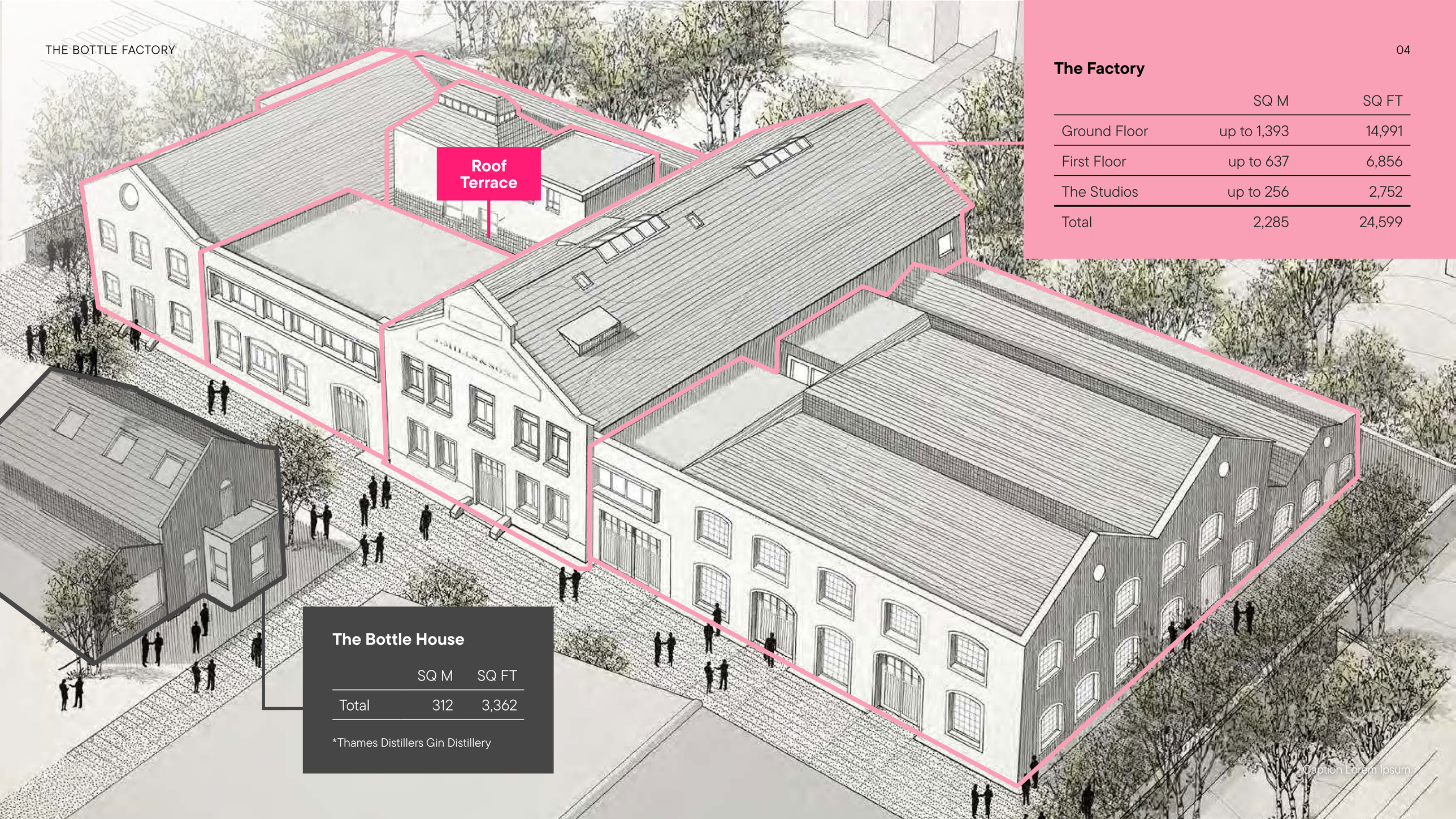


A stunning restoration has created workspaces that preserve the industrial charm and inspire a creative spirit.

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



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

Caption Lorem Ipsum









Unit 8 – Rear | 1,660 sq ft | First Floor



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First Floor Lobby

The Factory – First Floor

Ideal for Maker space, office and showrooms

		SQ M	SQ FT	COST
Unit 8 – Rear	Available	154	1,660	£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









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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.

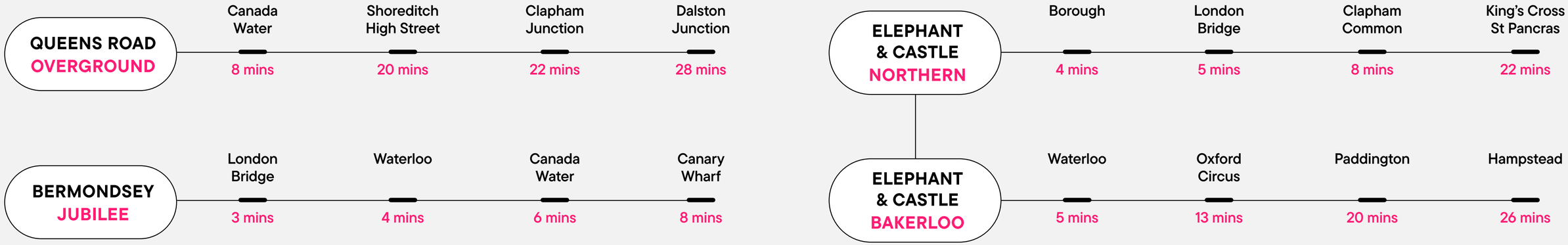


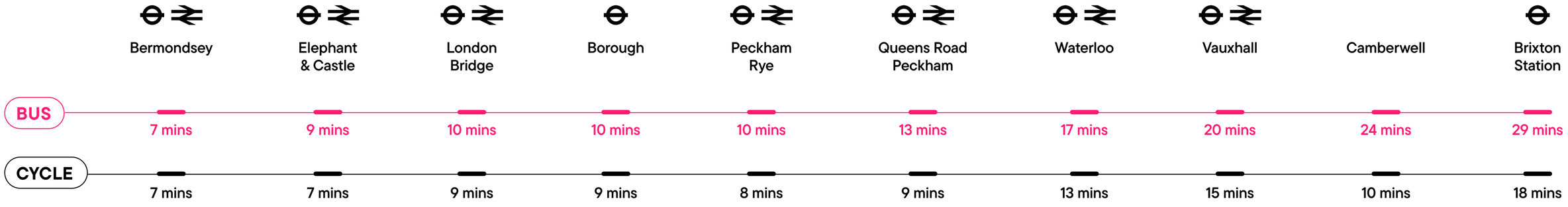
Q1. Cycle Highway
Southbank > Greenwich Park

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:

HEJ

THAMES DISTILLERS LIMITED
LONDON GIN DISTILLED IN LONDON

ESPASSO

PEEK

GOOD SIGNALS

FRONT LEFT

LONDON COFFEE FACTORY

THE FINEST EXOTICS

Atelier Ellis PAINT

P&N©











THE BOTTLE FACTORY







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Studio Enquiries

THE BOTTLE FACTORY

Oskar Riessbacher
T. +44 (0)20 3876 7416
M. +44 (0)7702 215135
E. oskar.riessbacher@fabrix.london

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

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