

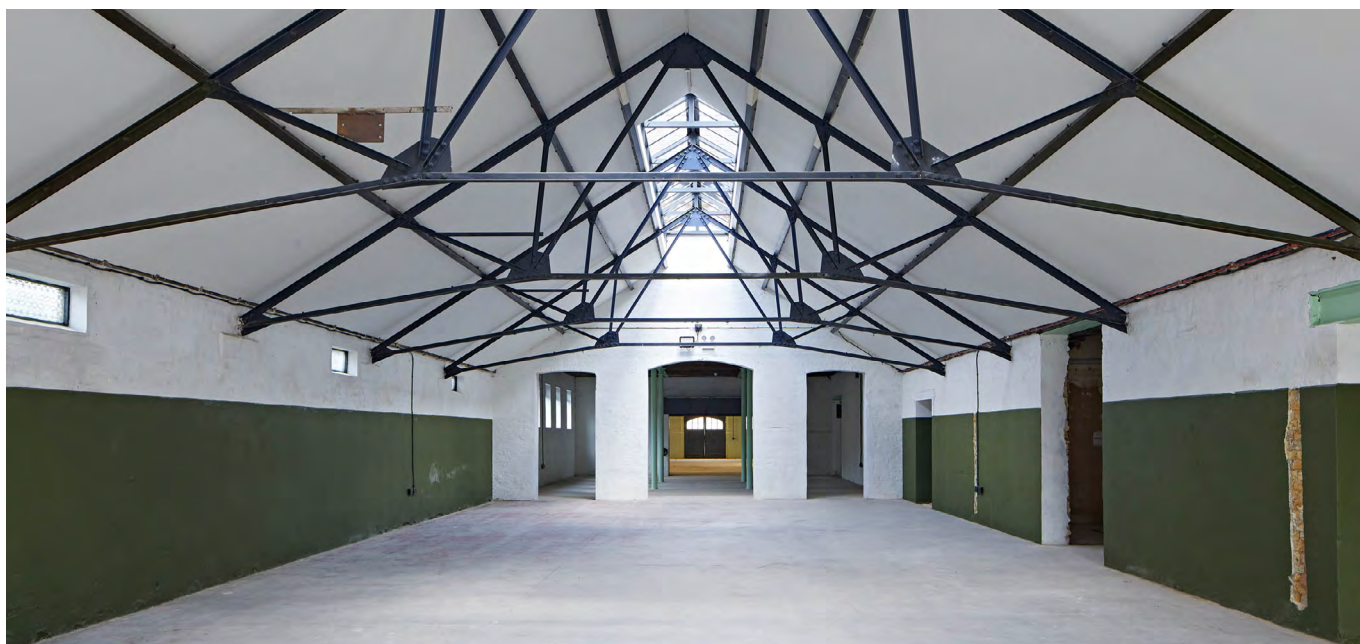
# Unit 2, The Bottle Factory, Ossory Road, Peckham, London SE1 5AN



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 with 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
- New electric roller shutter doors
- 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 2 provides a modern space with new roller shutter doors, level concrete flooring, newly installed electrics, modern communal WC's and glazing throughout. The external loading area provides ample space for both parking and deliveries and will be secure upon completion of the works. The modern but character filled space, offers substantial floor to ceiling height as well as two conventional roller shutter doors for deliveries.

## Accommodation (GIA)

Description	sq ft	sq m
Unit 2	2,238	208
<b>Total</b>	<b>2,238</b>	<b>208</b>

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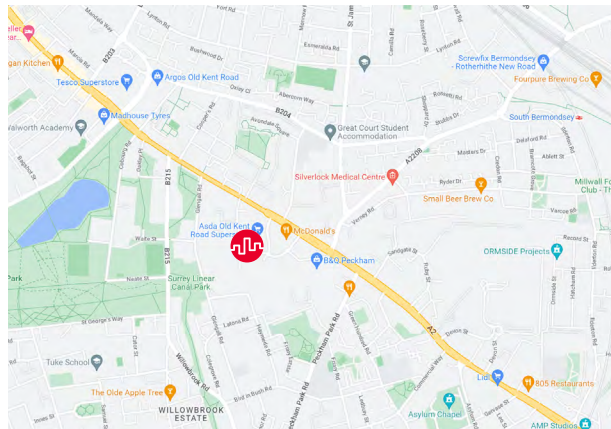
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### Internal Image



### Map

Not to scale, indicative only.



### 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

### Service Charges

To be confirmed.

### 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.

### Rates

For all rates related enquiries please contact the London Borough of Southwark regarding exact rates payable.

### Quoting Rent

Available upon request.

### Further Information

Viewing is strictly by appointment only, through joint agents:

#### Levy Real Estate:

##### Rob Watts

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