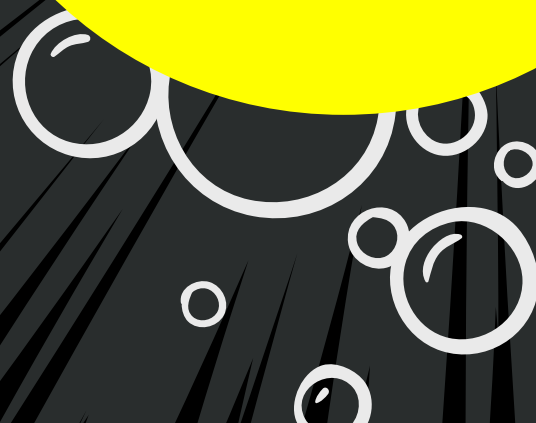


The
Bottle
Factory

12 Ossory Road
SE1 5AN

Fabrix

51.517947 - 0.134859





A new creative campus for SE1

A variety of spaces available from 126 sq ft





makers **fashionistas** distillers
designers filmmakers **djs** brewers
producers branders **mixers**
fixers **artists** advertisers **roasters**
creators **directors** manufacturers
photographers **coders**
movers **shakers**

It's your turn
to make it





32,200 sq ft workplace set within a 126-year-old bottle factory

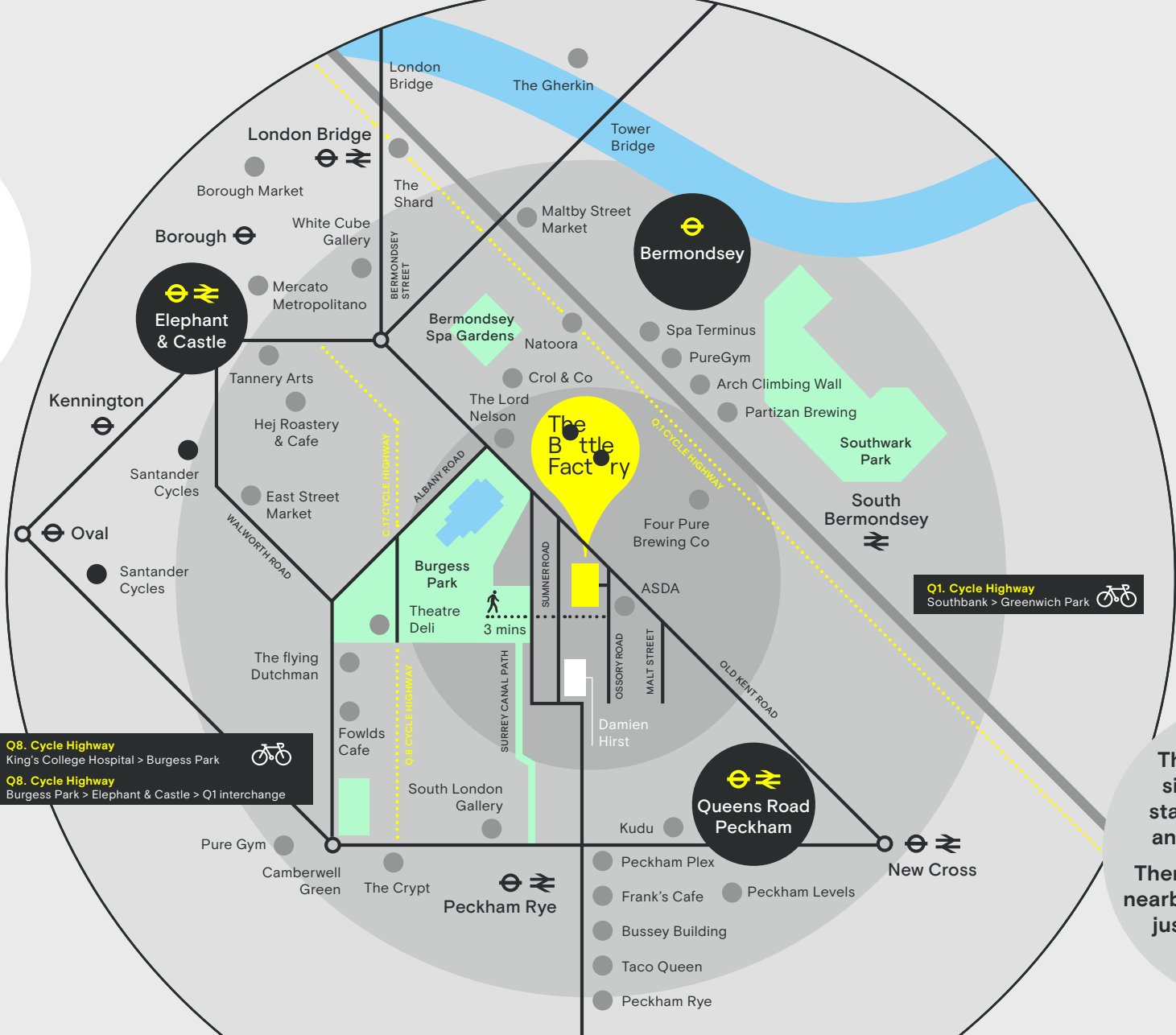
Originally built in 1895 and occupied by the famous J Mills & Sons company, The Bottle Factory is a unique and historic working environment with architectural prowess connected to its industrial past.

A private gated campus with voluminous floors, the building is an ideal headquarters for occupiers with production and workplace requirements with plenty of outdoor space.





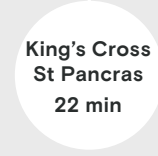
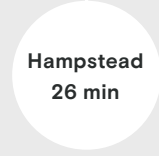
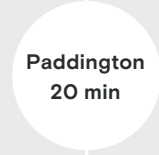
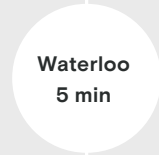
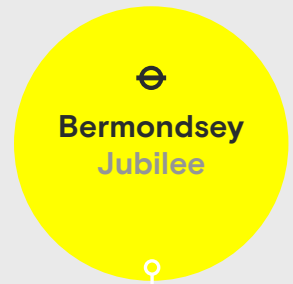
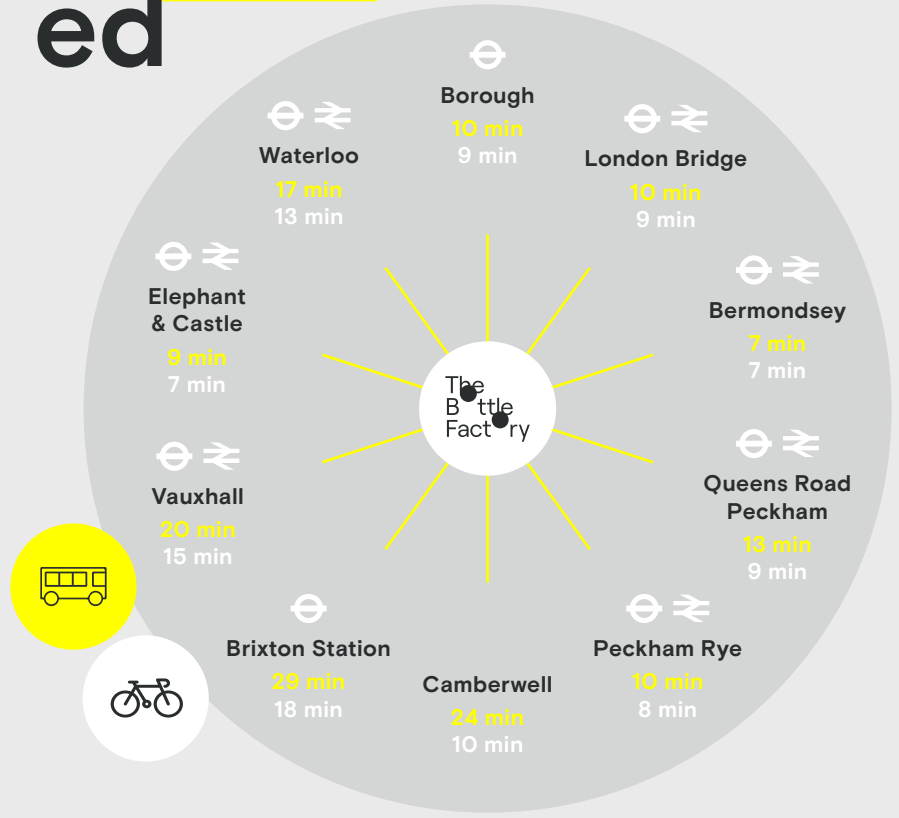
SE1
has grown into one of London's most creative neighbourhoods



The Bottle Factory sits amongst tube stations, rail stations and cycle highways. There are green spaces nearby with Burgess Park just a 3 minute walk



Connected



Overflowing
with
character

First
Current
layout





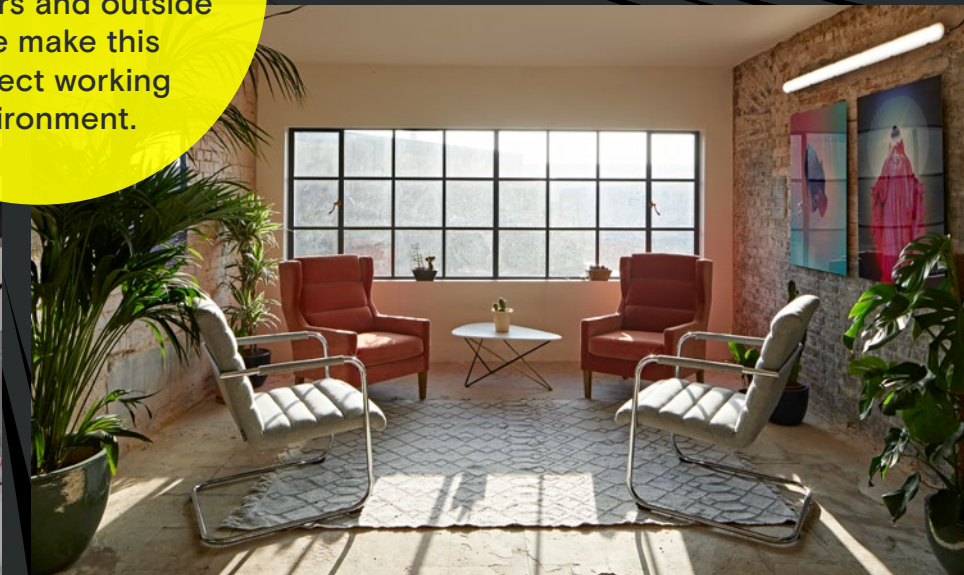
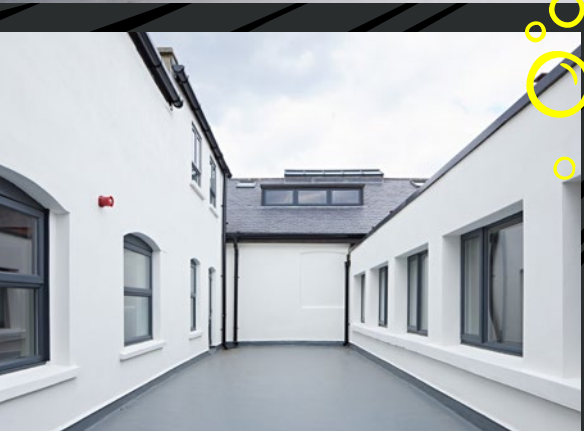
A sympathetic restoration has conceived a stunning space that inspires creativity and collaboration.





Original features are in abundance and are highlighted by natural light.

Vast floors and outside space make this a perfect working environment.



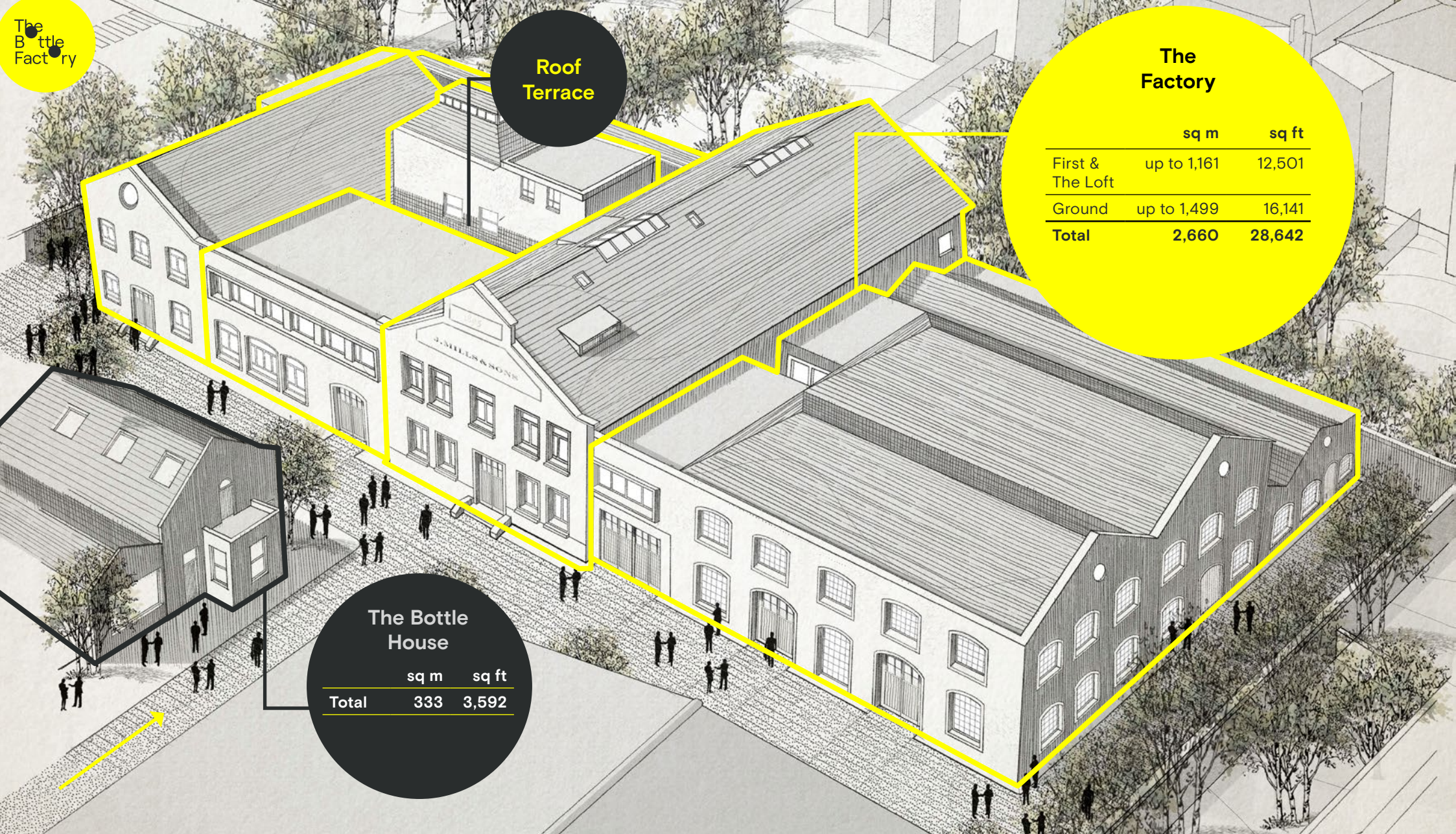
Roof
Terrace

**The
Factory**

	sq m	sq ft
First & The Loft	up to 1,161	12,501
Ground	up to 1,499	16,141
Total	2,660	28,642

**The Bottle
House**

	sq m	sq ft
Total	333	3,592





Ground

Current
layout

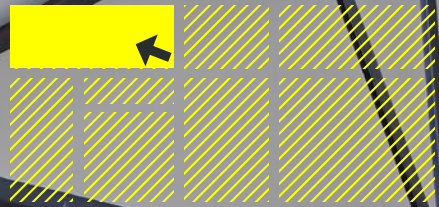




Ground

Indicative open plan
office fit-out





Ground

Current
layout





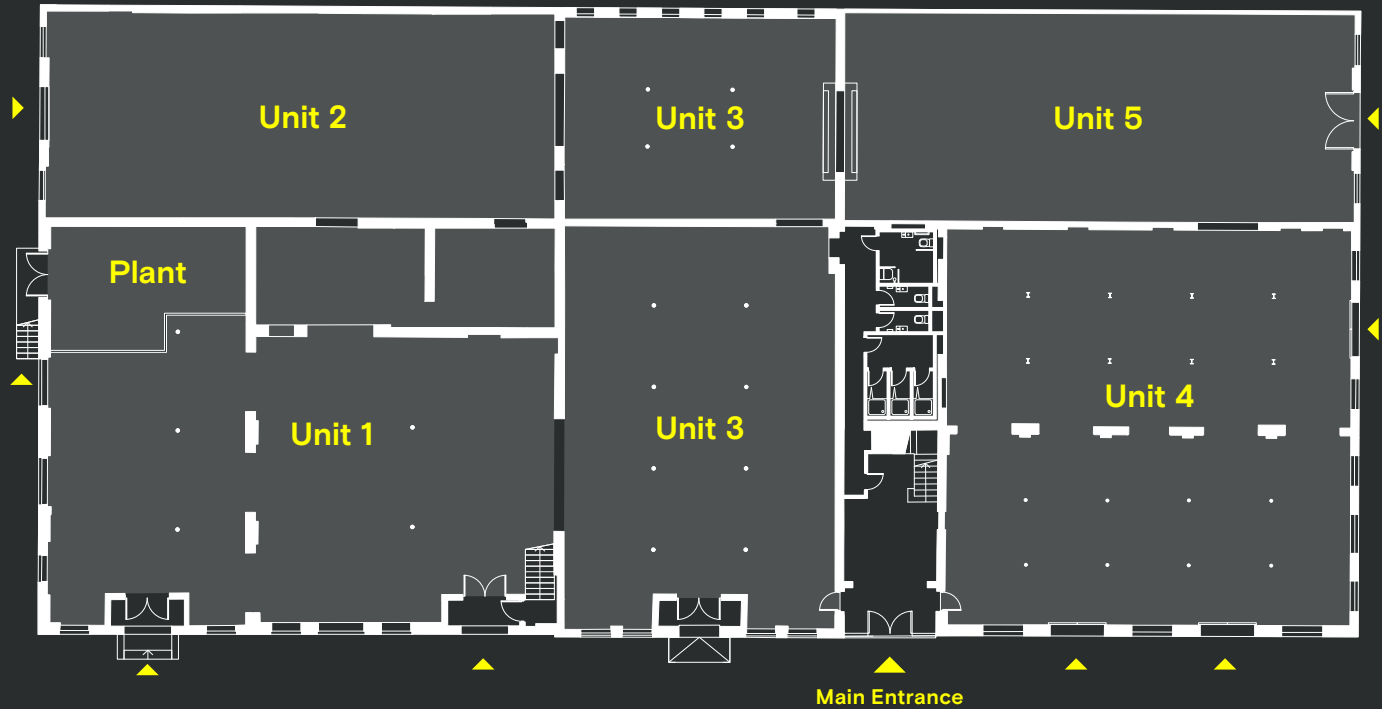
Ground

Indicative
e-commerce
fit-out



The Factory Ground

	sq m	sq ft
Unit 1	279	3,003
Unit 2	208	2,238
Unit 3	322	3,465
Unit 4	320	3,444
Unit 5	214	2,303
Total available	1,343	14,453



- Exposed brickwork
- Ceiling heights up to 5m
- 10 external doors for access and loading
- Original steel support beams
- Direct access to communal courtyard
- Openable windows
- Roller shutter security
- 3 phase power





First
Current
layout





POP

First
Indicative fashion
workshop fit-out





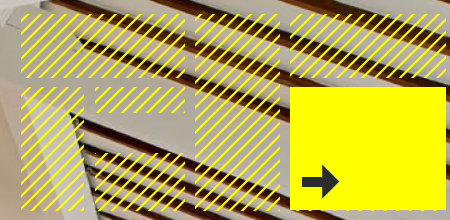
First
Current
layout





First
Indicative open plan
office fit-out





First
Current
layout



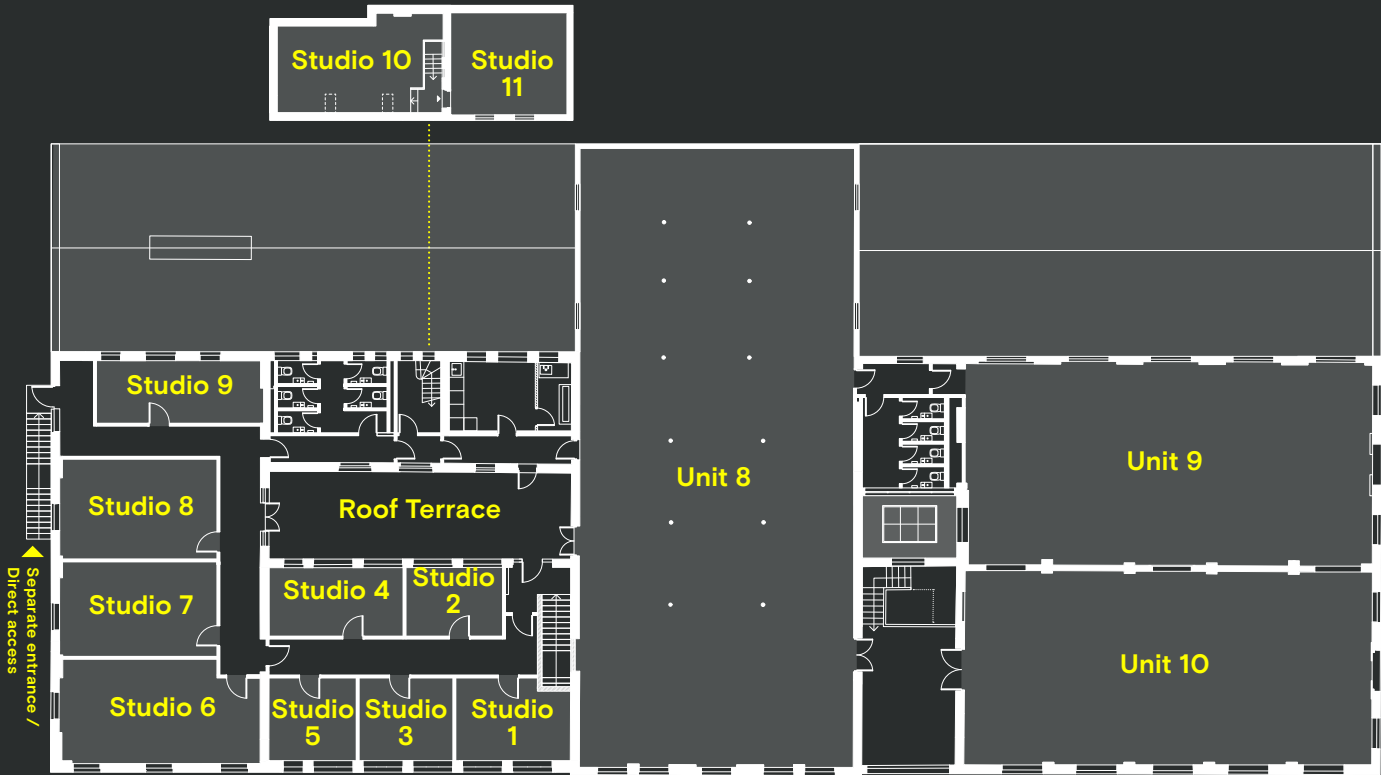


First
Indicative open plan
office fit-out



The Factory First & The Loft

	sq m	sq ft
Studio 1	18	193
Studio 2	13	139
Studio 3	15	161
Studio 4	18	193
Studio 5	14	150
Studio 6	39	419
Studio 7	31	333
Studio 8	31	333
Studio 9	22	236
Studio 10	29	312
Studio 11	26	283
Unit 8	337	3,627
Unit 9	161	1,732
Unit 10	146	1,571
Total available	900	9,682



Natural daylight throughout



Ceiling heights up to 5m



Private roof terrace



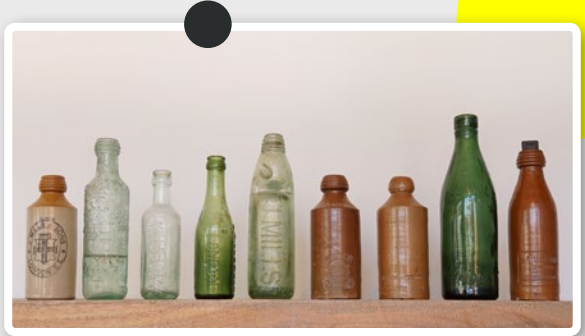
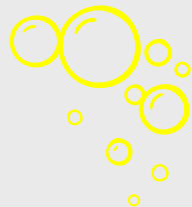
Openable windows



Options for mezzanine



It all started with a fizz



1895
Construction is completed on the original footprint of the building

2020
Fabrix trademarks J.Mills & Sons, relaunching a 126-year-old brand



It's your turn to make it

Fabrix

2019
Fabrix acquires the site, saving the buildings from demolition

1964–2019
During this time the property fell into various hands, laying vacant for a number of years and falling into disrepair



1964

1964
The gates close for the last time at J.Mills & Sons

1903
Patent applied for the famous Beehive bottle cap

1903

1903
Work is completed on the new warehousing either side of the original grand 'shop front' façade
The stables are removed and new ancillary space added



1897

1897
Production of sparkling water begins at 12 Ossory Road



1890



1890
J. Mills applies for the trademark of the Spechàla brand name



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For more information visit

[thebottlefactory](https://www.instagram.com/thebottlefactory)

[thebottlefactory.london](https://www.thebottlefactory.london)

Fabrix

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