

# USP.

The Bottle Factory, 12  
Ossory Road, London, SE1  
5AN

**OFFICES TO RENT**

**126 - 16,142 SQ FT**

usp.london

020 3757 7777





## Accommodation

Floor	Availability	Area (sq ft)
Unit 3	Available	3,465
Unit 4	Available	3,444
Unit 5	Available	2,303
Unit 8	Available	3,627
Unit 9	Available	1,732
Unit 10	Available	1,571
<b>TOTAL</b>		<b>16,142</b>

## Amenities

Comprehensively refurbished

Ceiling heights up to 5m

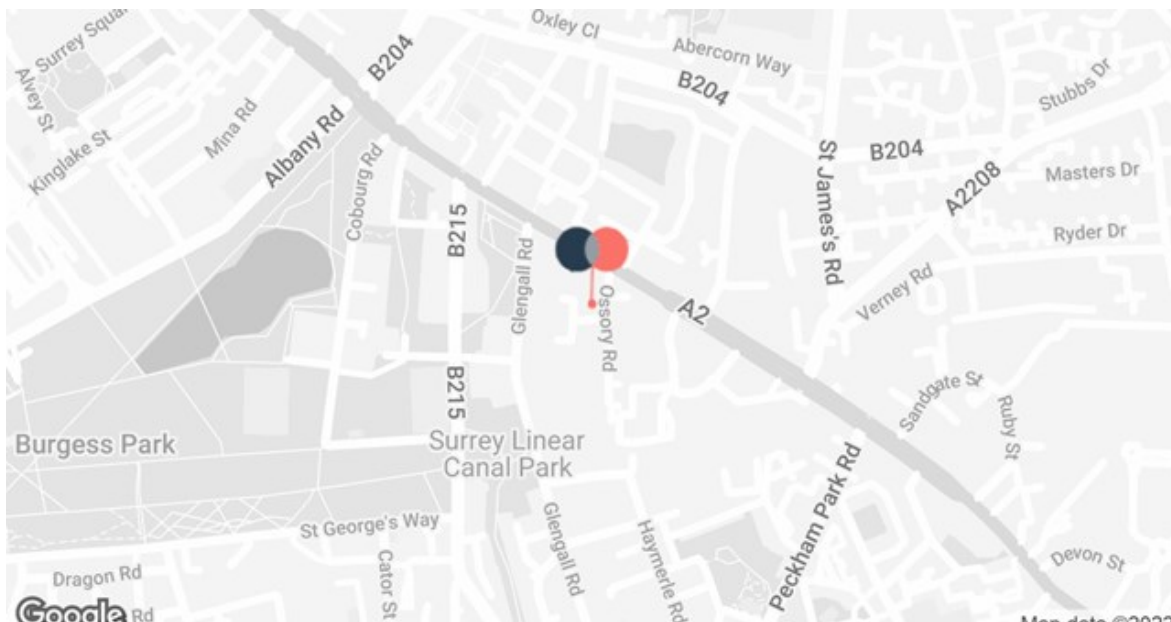
Courtyard entrance

10 external doors for access and loading

Roller shutter security

On site parking





## Description

### OFFICES/STUDIOS TO LET IN ATTRACTIVE FORMER WAREHOUSE BUILDING

The Bottle Factory is a former ginger beer bottle factory, located on Ossory Road, just off the Old Kent Road in the London Borough of Southwark. With the immediate area benefiting from extensive future regeneration plans, The Bottle Factory will create a new work place destination in this exciting part of South East London.

The building is also only a short distance from London Bridge, Bermondsey, Peckham, and Elephant & Castle, all of which are served by a number of frequent bus routes. These areas are home to a number of vibrant amenities such as Peckham Levels, Frank's Cafe, Maltby Street Market and Mercarto Metropolitan.

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London, SE1 5AN

## Further Information

New lease direct from the Landlord.

Rent	Service Charge
POA	c.£2.00 psf

Rates  
c.£8 psf

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#### Anti-Money Laundering

If applicable, a successful purchaser/tenant will be required to provide the usual information to satisfy AML requirements when Heads of Terms are agreed.

Subject to contract. USP 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. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 03/07/2024

