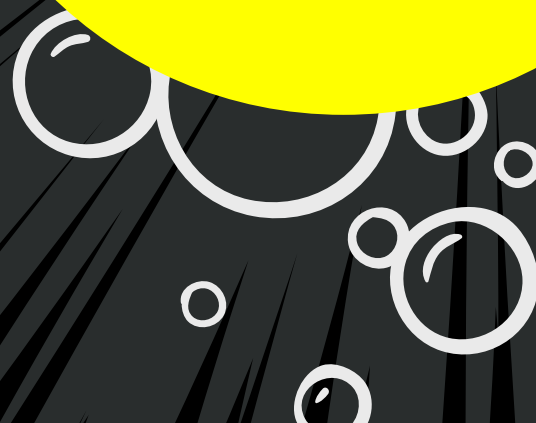


The
Bottle
Factory

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.



Overflowing
with
character

Ground
Current
layout





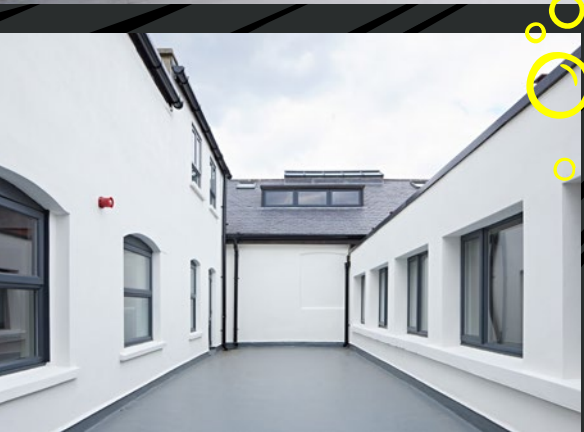
A sympathetic restoration has conceived a stunning space that inspires creativity and collaboration.





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

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



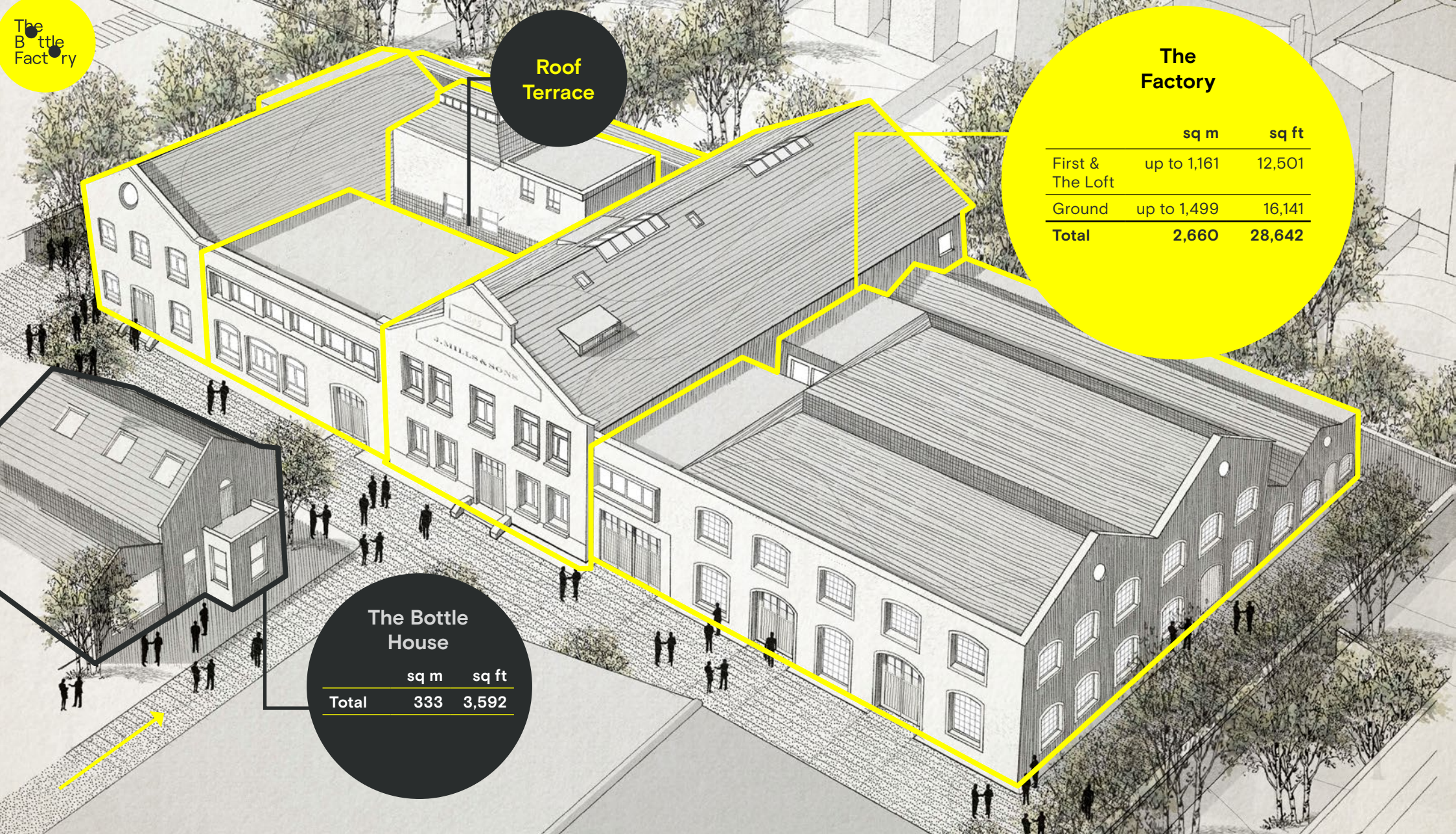
Roof
Terrace

**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

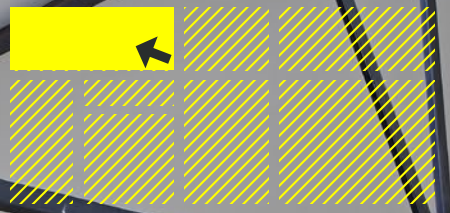




Ground

Indicative open plan
office fit-out





Ground

Current
layout





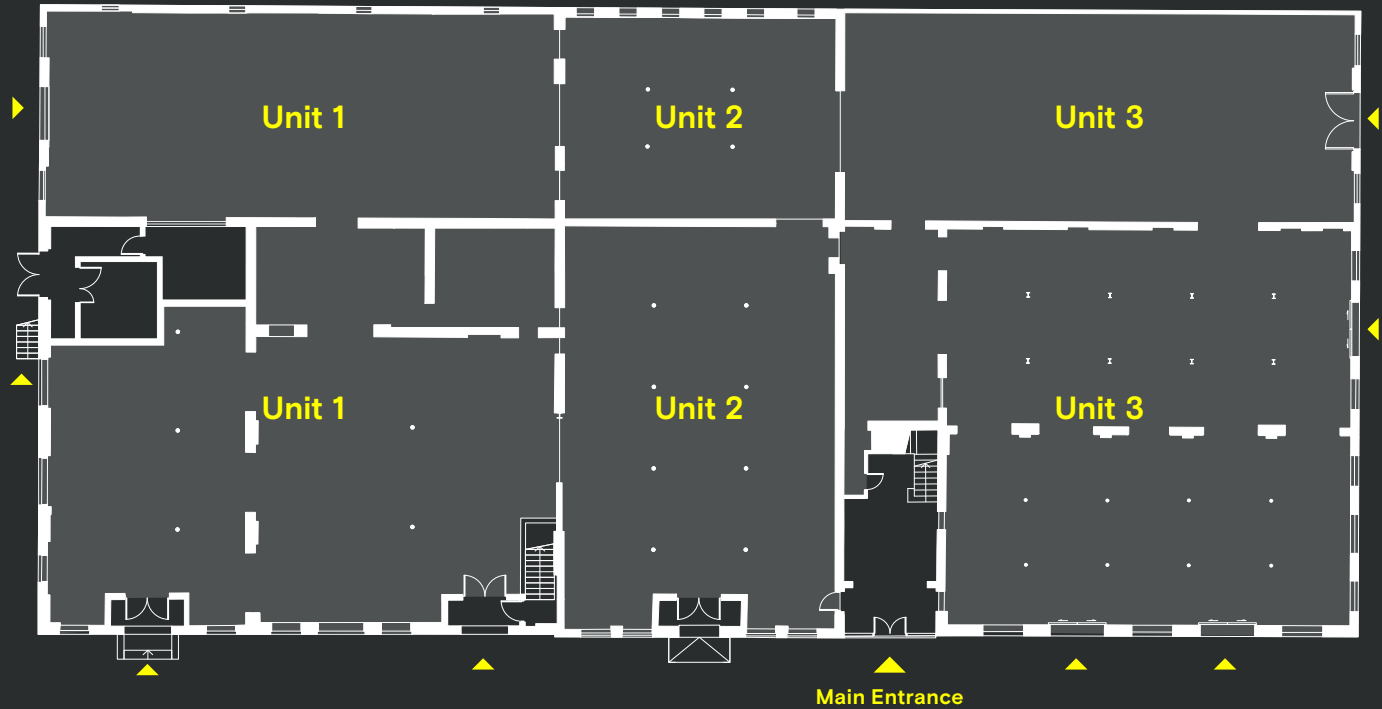
Ground


Indicative
e-commerce
fit-out





The Factory Ground


	sq m	sq ft
Unit 1	568	6,113
Unit 2	338	3,645
Unit 3	593	6,383
Total available	1,499	16,141





- 


Exposed brickwork
 - 


10 external doors for access and loading
 - 


Direct access to communal courtyard
 - 

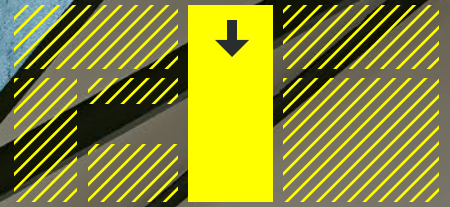
Roller shutter security
 - 

Ceiling heights up to 5m
 - 

Original steel support beams
 - 

Openable windows
 - 

3 phase power
- 



First
Current
layout

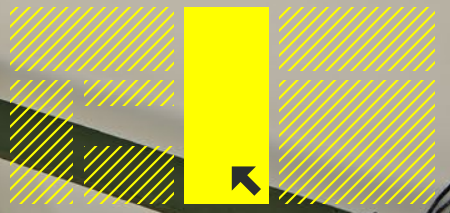




POP

First
Indicative fashion
workshop fit-out





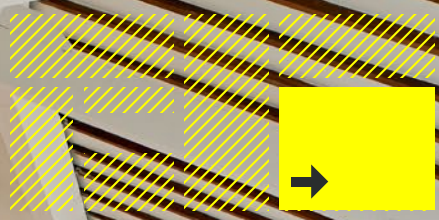
First
Current
layout





First
Indicative open plan
office fit-out





First
Current
layout



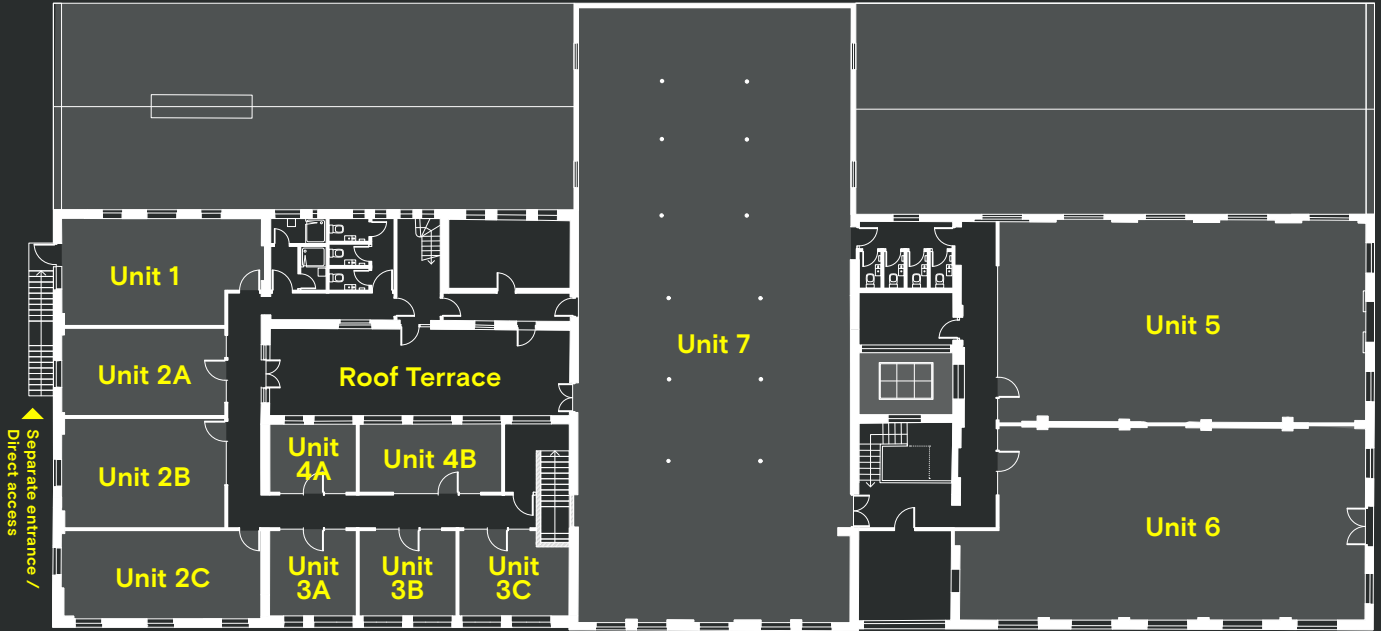


First
Indicative open plan
office fit-out



The Factory First & The Loft

	sq m	sq ft
Unit 1	40	431
Unit 2A	28	306
Unit 2B	35	380
Unit 2C	35	380
Unit 3A	15	163
Unit 3B	17	182
Unit 3C	16	171
Unit 4A	12	126
Unit 4B	20	212
Unit 5	148	1,593
Unit 6	168	1,808
Unit 7	335	3,606
Total available	869	9,354



Natural daylight throughout



Ceiling heights up to 5m



Private roof terrace



Openable windows



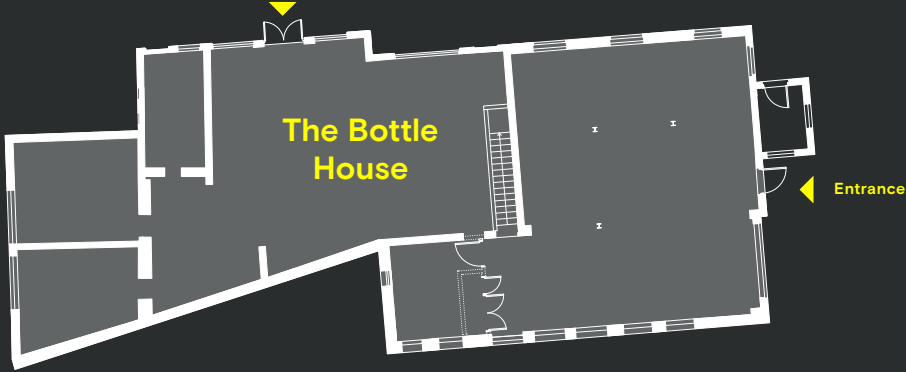
Options for mezzanine



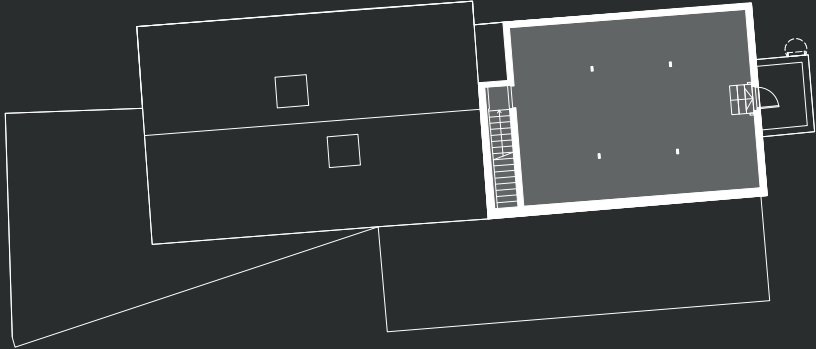
**The
Bottle House
Ground
& First**

	sq m	sq ft
The Bottle House	333	3,592
Total available	333	3,592



Ground floor



First floor

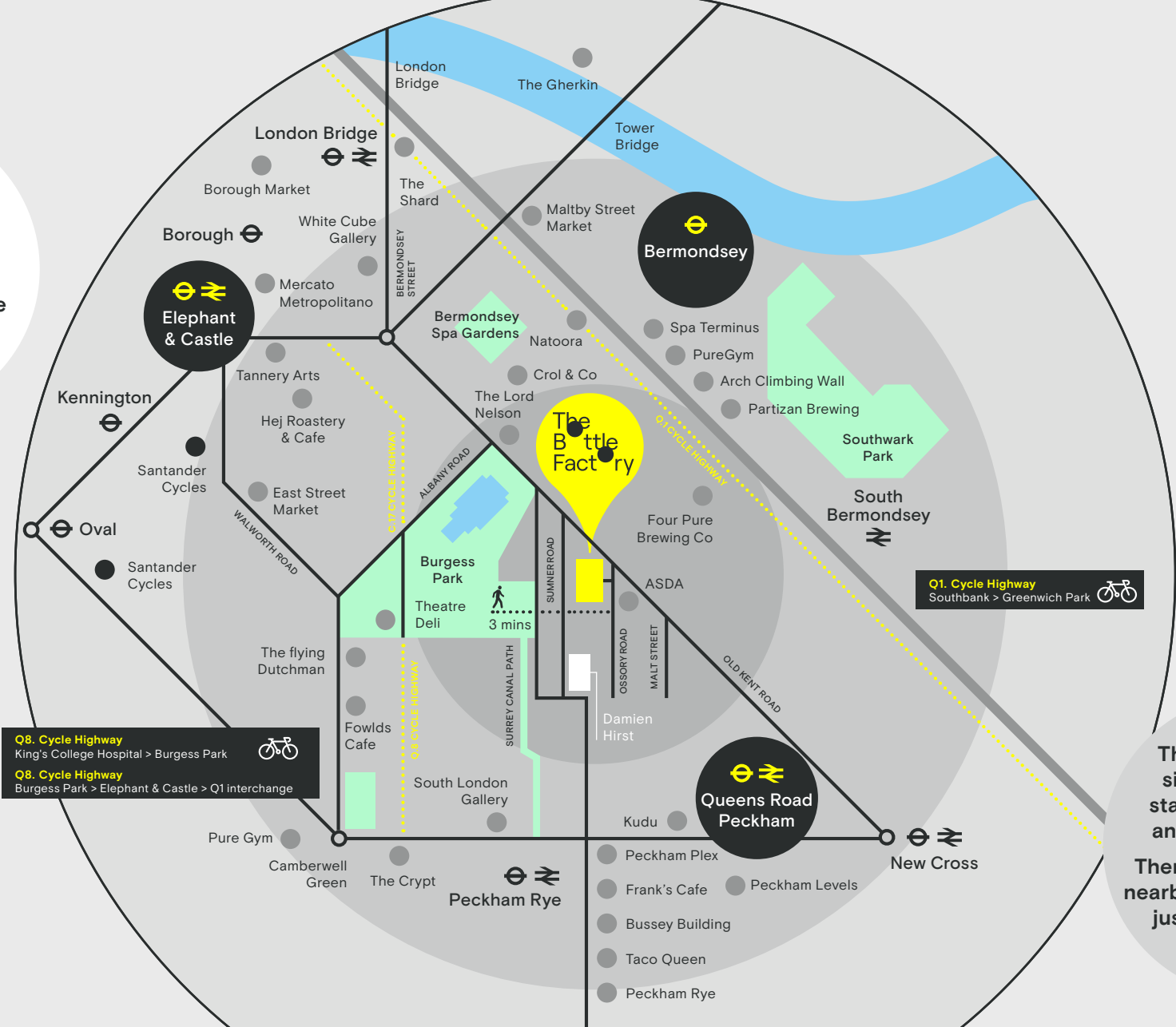


-  Exposed brickwork throughout
-  Direct access to communal courtyard

-  Openable windows
-  Natural daylight throughout



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



Q8. Cycle Highway
King's College Hospital > Burgess Park

Q8. Cycle Highway
Burgess Park > Elephant & Castle > Q1 interchange

Q1. Cycle Highway
Southbank > Greenwich Park

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

The Bottle Factory

Elephant & Castle

Bermondsey

Queens Road Peckham

Peckham Rye

New Cross

Peckham Plex

Frank's Cafe

Bussey Building

Taco Queen

Peckham Rye

Peckham Levels

Kudu

Damien Hirst

ASDA

Four Pure Brewing Co

The Lord Nelson

Crol & Co

Natoora

Bermondsey Spa Gardens

Maltby Street Market

The Shard

The Gherkin

London Bridge

Tower Bridge

Borough Market

White Cube Gallery

Mercato Metropolitan

Tannery Arts

Hej Roastery & Cafe

East Street Market

Santander Cycles

Santander Cycles

Oval

Kennington

Southwark Park

South Bermondsey

Arch Climbing Wall

Partizan Brewing

Spa Terminus

PureGym

Borough

Borough Market

London Bridge

The Gherkin

Tower Bridge

London Bridge

The Shard

The Gherkin

London Bridge

Tower Bridge

London Bridge

The Gherkin

London Bridge

Bubbling with energy

Maltby Street Market ▼



Peckham Levels ▲

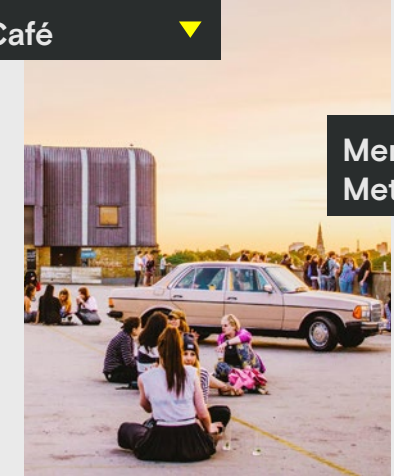


Bussey Building Rooftop ▼



Frank's Café ▼

Burgess Park ▲

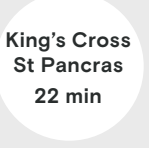
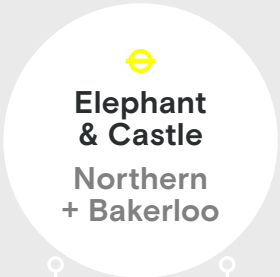
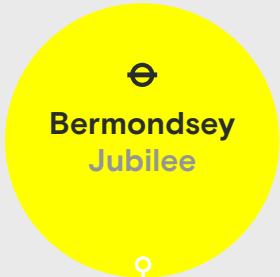
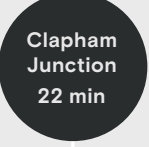
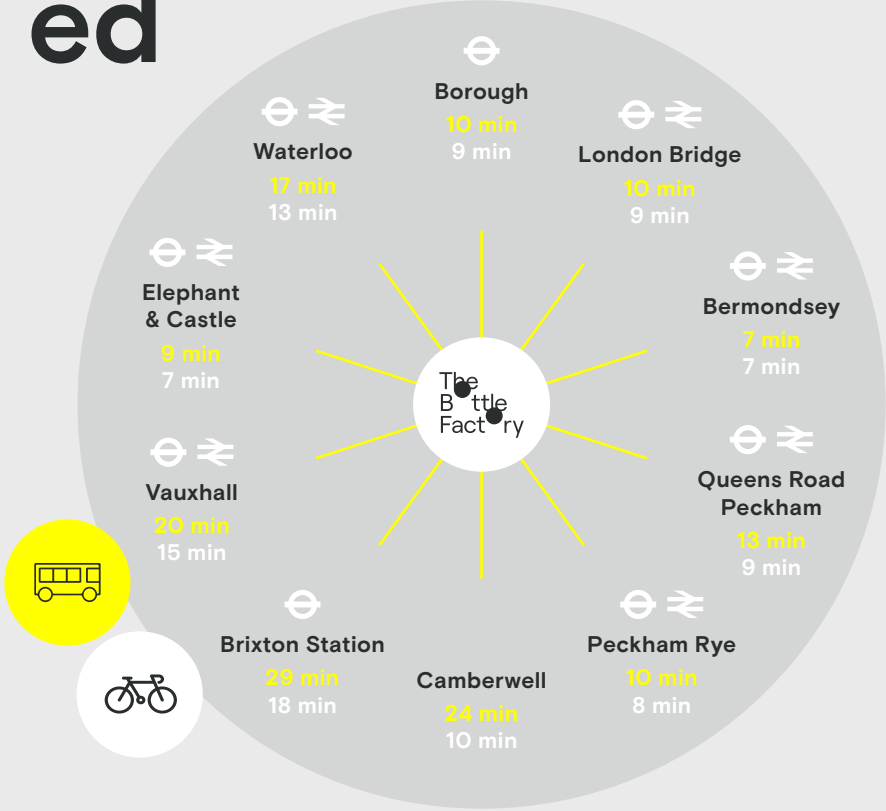


Mercato Metropolitano ▲



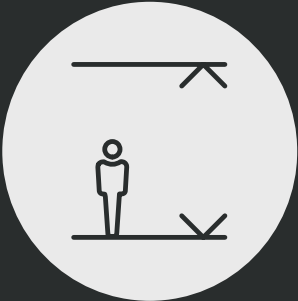


Connected

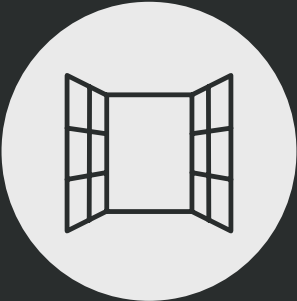




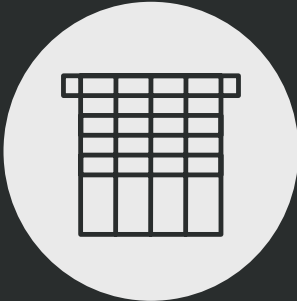
The Bottle Factory is packed with features that make this a truly unique work environment



Up to 5m high ceilings



Openable windows



Gated campus entrance



Private roof terrace



Onsite parking



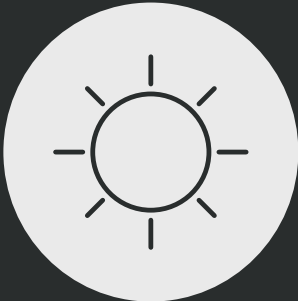
3 phase power



10 external doors for access and loading

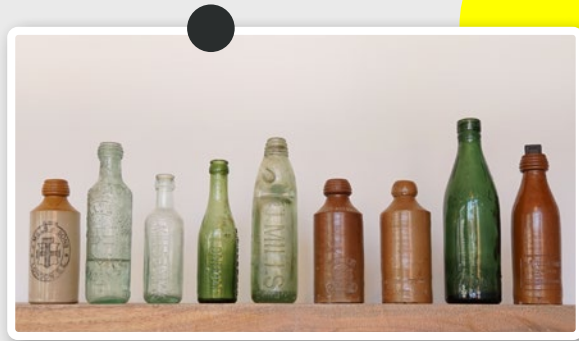
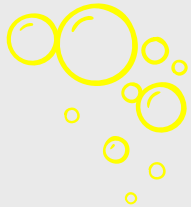


Access to communal courtyard



Natural daylight throughout

It all started with a fizz



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

1895
Construction is completed
on the original footprint of
the building

1903
Patent applied for the
famous Beehive bottle cap

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

It's your turn
to make it



Fabrix

2019
Fabrix acquires the site, saving
the buildings from demolition



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



1897
Production of
sparkling water begins
at 12 Ossory Road

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



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



1890

1897

1903

1964

2019



Simon Higgins

T. +44 (0)20 7747 0130
M. +44 (0)7976 266 608
E. simon.higgins@levyrealestate.co.uk

Rob Watts

T. +44 (0)20 7747 0152
M. +44 (0)7506 441 644
E. rob.watts@levyrealestate.co.uk

Meg Carr

T. +44 (0)20 7747 0143
M. +44 (0)7896 899 798
E. megan.carr@levyrealestate.co.uk

Vincent Cheung

T. +44 (0)20 3757 8571
M. +44 (0)7736 880 310
E. vc@unionstreetpartners.co.uk

Luke Austerberry

T. +44 (0)20 3757 8579
M. +44 (0)7921 406 291
E. la@unionstreetpartners.co.uk

Alex Jackson

T. +44 (0)20 3757 8564
M. +44 (0)7562 649 126
E. aj@unionstreetpartners.co.uk

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. August 2022. S013016.

Siren | 020 7478 8300 | sirendesign.co.uk

For more information visit

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

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

Fabrix

51.517947 - 0.134859