

# USP.

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

**Creative Studios To Rent**

**193 - 419 SQ FT**

**AVAILABLE NOW**

[usp.london](http://usp.london)

020 3757 7777

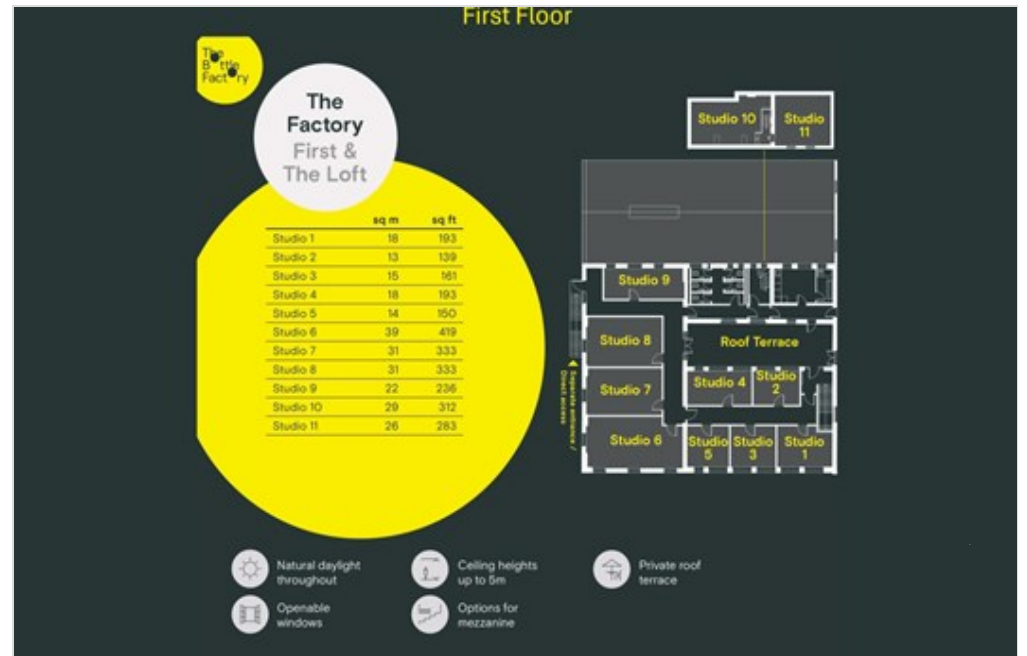


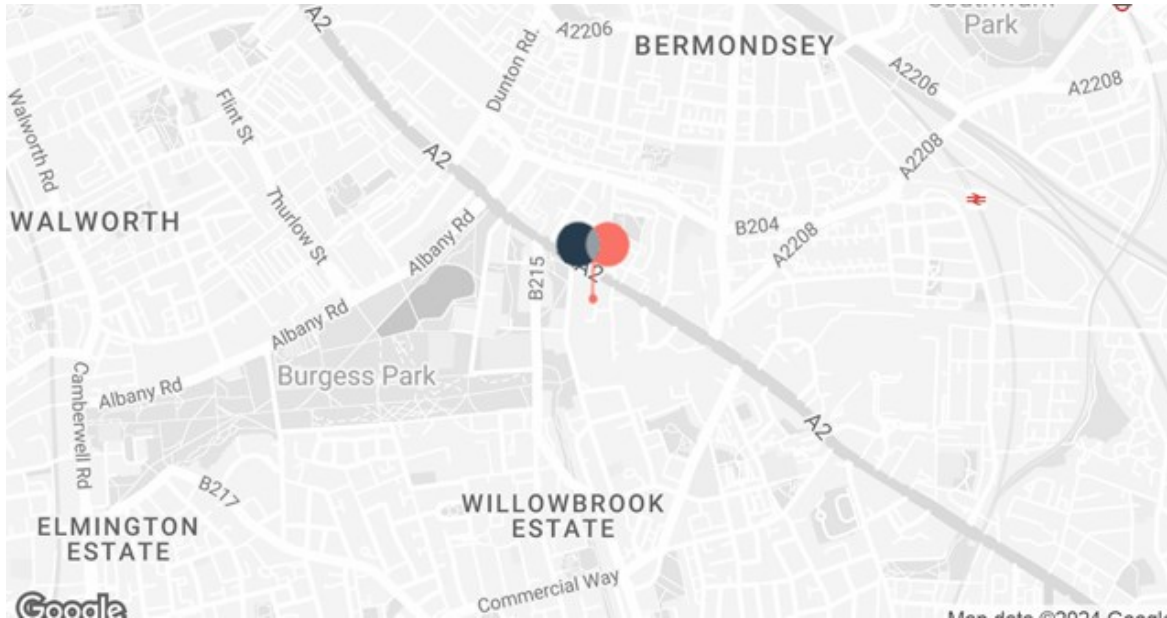
## Accommodation

| Floor        | Availability | Area (sq ft) | Rent (pcm) |
|--------------|--------------|--------------|------------|
| Studio 1     | Available    | 193          | £975.00    |
| Studio 6     | Available    | 419          | £1,675.00  |
| Studio 7     | Available    | 333          | £1,125.00  |
| Studio 8     | Available    | 333          | £1,125.00  |
| Studio 9     | Available    | 236          | £800.00    |
| Studio 10    | Available    | 312          | £1,700.00  |
| Studio 11    | Available    | 283          | £1,425.00  |
| <b>TOTAL</b> |              | <b>2,109</b> |            |

## Amenities

|                            |                                 |
|----------------------------|---------------------------------|
| Inclusive rent             | Part of a creative campus       |
| Historic building          | Secure environment              |
| Abundant original features | Excellent natural light         |
| Newly refurbished          | Shower & WC facilities          |
| Communal courtyard         | Good bus links service the area |





## Description

### Creative Studios Available Now on Inclusive Rent

The Bottle Factory is a beautiful, light-filled, Victorian warehouse, lovingly restored as a new home for urban industry, makers and creatives. The 30,000 sq ft former mineral water, lemonade and ginger beer bottling warehouse, has been brought back into modern, sustainable use, to reveal a rich mix of spaces, full of character and industrial heritage.

Located moments away from the green space of Burgess Park and a short hop to Peckham, Bermondsey, and Elephant and Castle, the historic landmark building has been sustainably restored to an EPC A for a growing community of makers, creatives, artists and start-ups. Purpose-built, 1-6 person studio spaces range in size from 193 sq ft to 419 sq ft, with shared use of a communal roof terrace, kitchen, wash-down spaces, showers and the cobbled courtyard.

Photographers, editors, producers and digital entrepreneurs are all thriving in the creative campus environment, alongside a 12th generation London-based gin distiller and an ethical coffee roastery arriving later this Summer.

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London, SE1 5AN

## Further Information

A new licence or lease is available direct from the landlord.

|                       |                |
|-----------------------|----------------|
| Rent                  | Service Charge |
| Fully inclusive rent. | n/a            |

Rates  
n/a

|                  |                  |
|------------------|------------------|
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