

The  
Bottle  
Factory

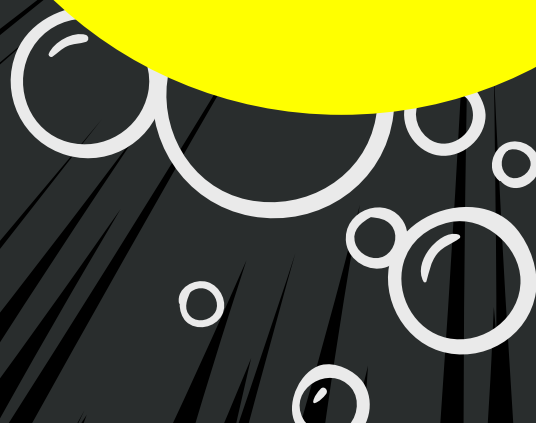
12 Ossory Road  
SE1 5AN

**Fabrix**

51.517947 - 0.134859

make it

**POP!**







# 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

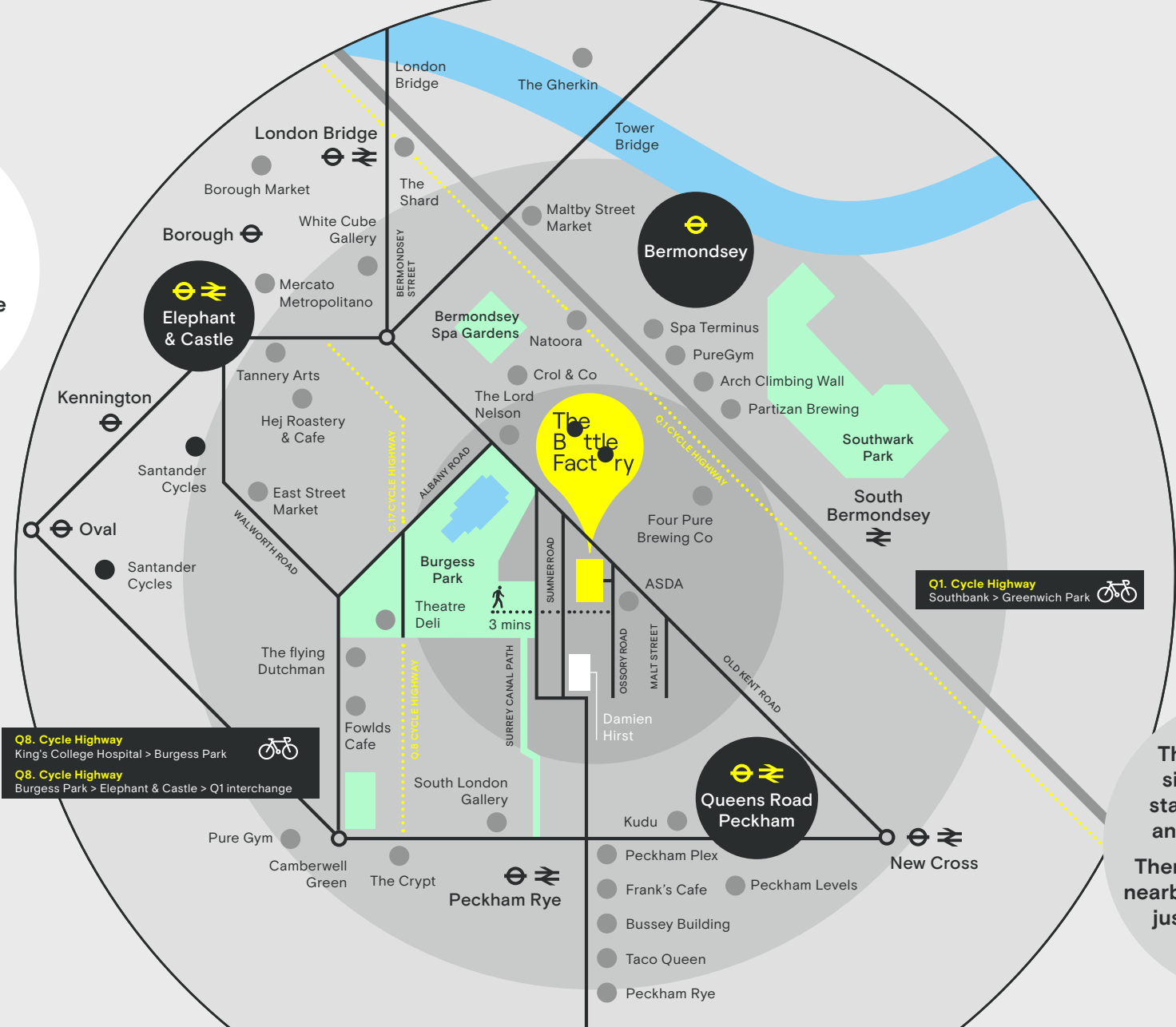
Originally built in 1895 and occupied by the famous J Mills & Sons company, The Bottle Factory is a unique and historic working environment with architectural prowess connected to its industrial past.

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



**Q1. Cycle Highway**  
Southbank > Greenwich Park

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

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

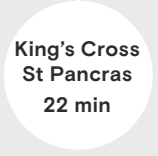
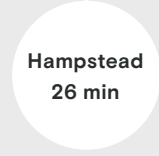
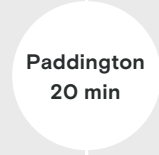
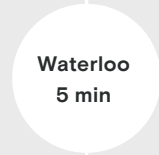
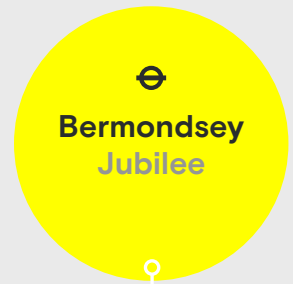
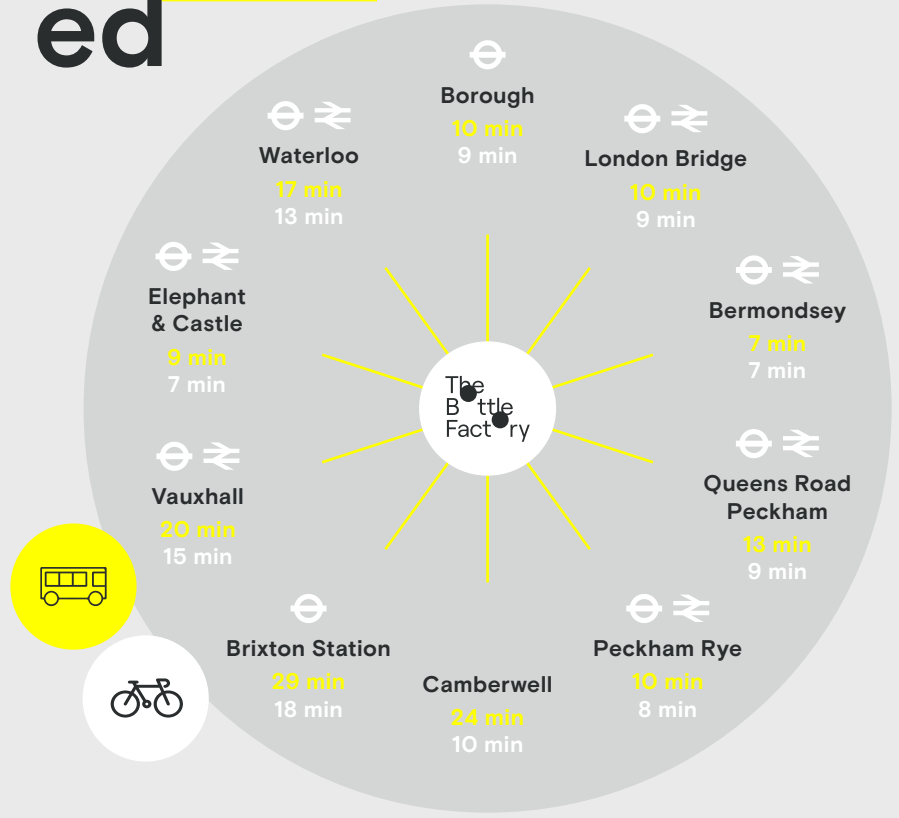
The Bottle Factory sits amongst tube stations, rail stations and cycle highways.

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.

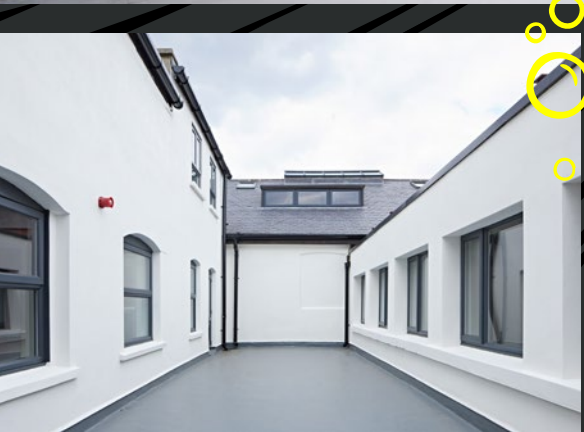






Original features are in abundance and are highlighted by natural light.

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





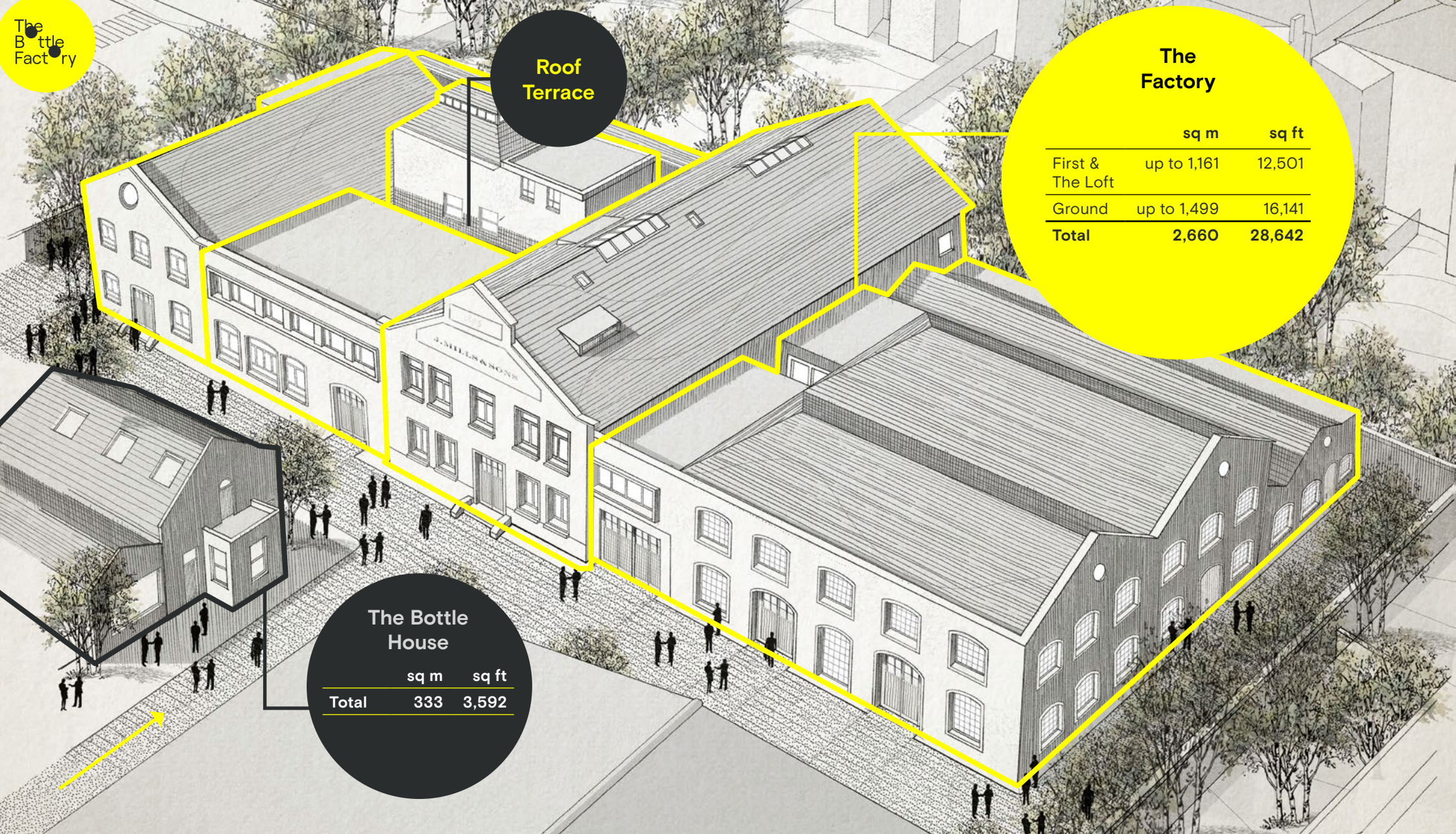
Roof  
Terrace

The  
Factory

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

The Bottle  
House

	sq m	sq ft
<b>Total</b>	<b>333</b>	<b>3,592</b>







# Ground

Current  
layout





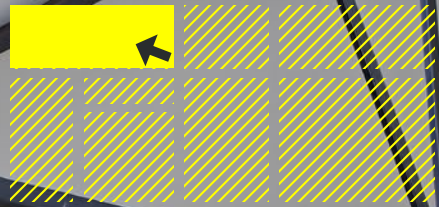


# Ground

Indicative open plan  
office fit-out







**Ground**  
Current  
layout







# Ground

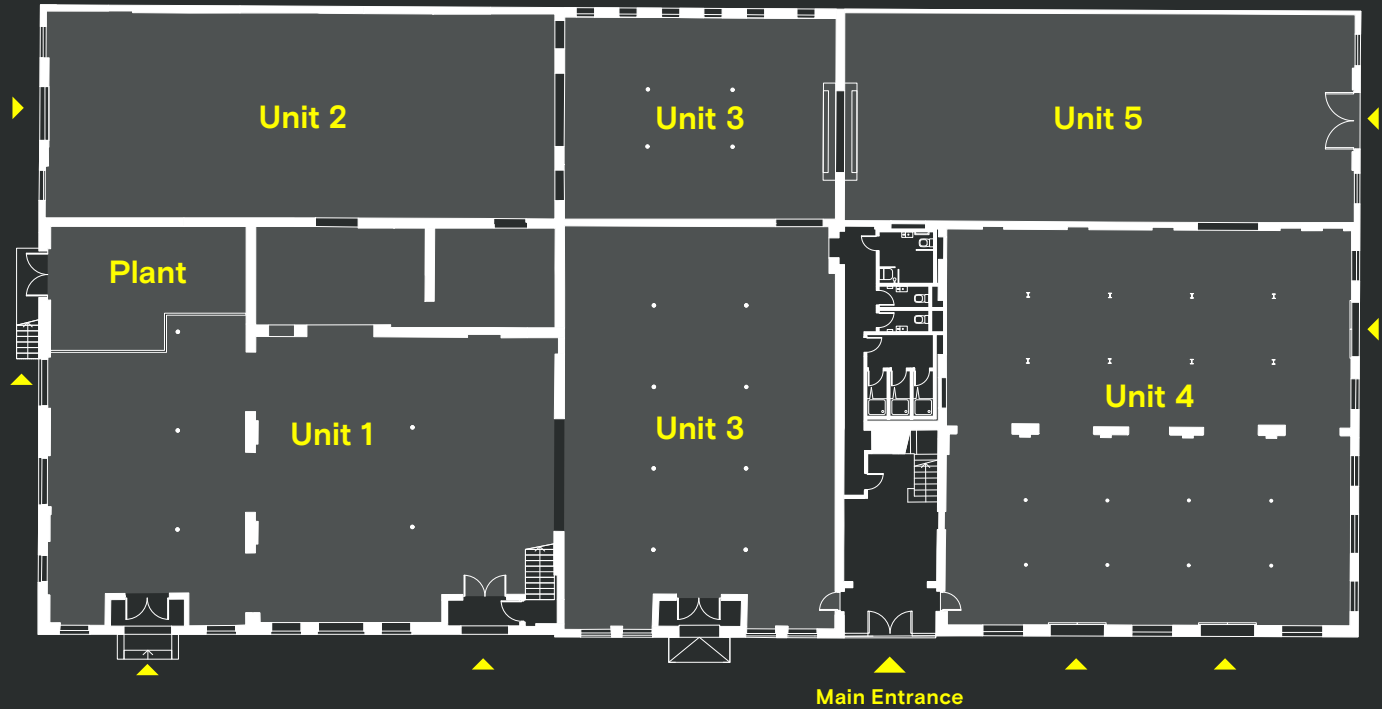
Indicative  
e-commerce  
fit-out





# 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
<b>Total available</b>	<b>1,343</b>	<b>14,453</b>



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





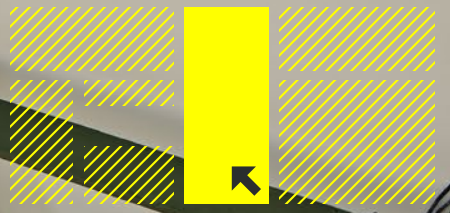


POP

**First**  
Indicative fashion  
workshop fit-out







**First**  
Current  
layout



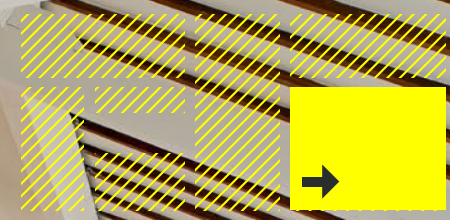




**First**  
Indicative open plan  
office fit-out







**First**  
Current  
layout







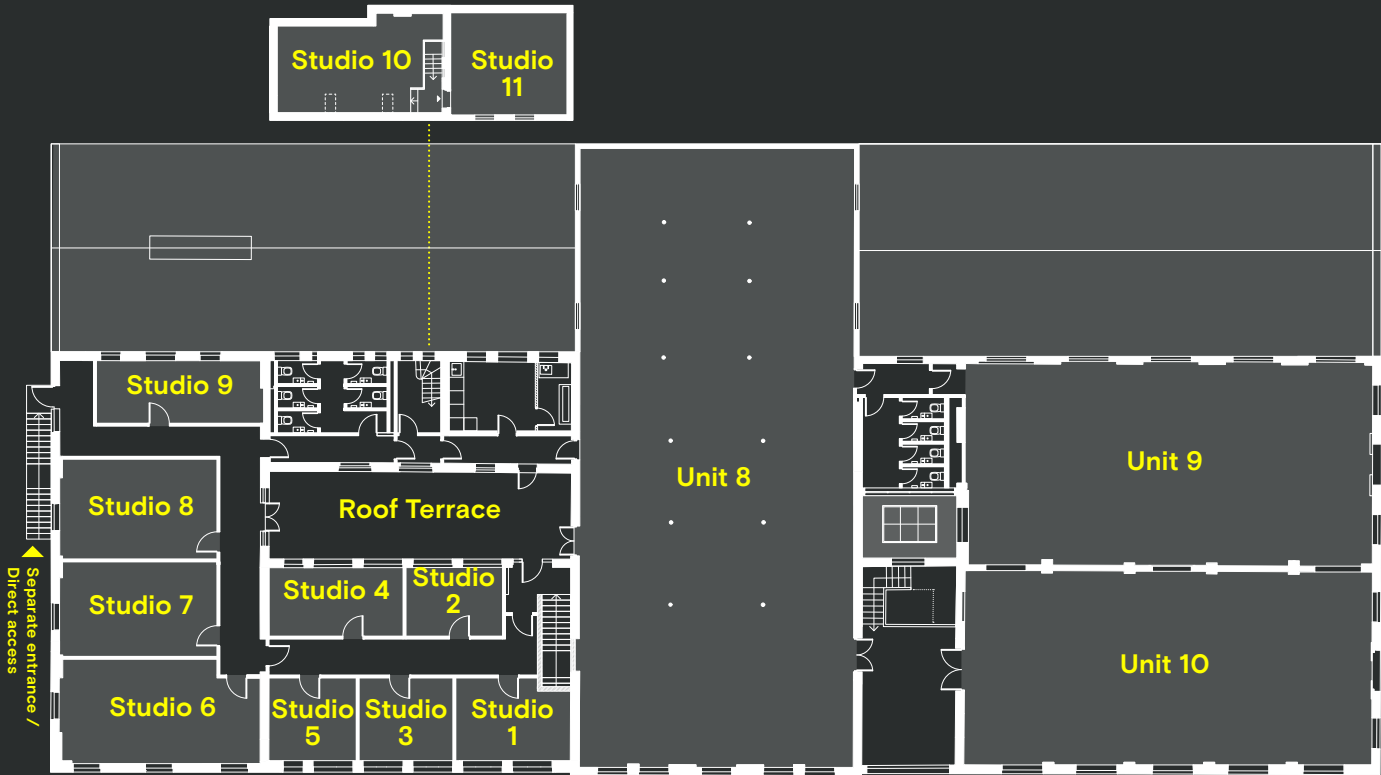
**First**  
Indicative open plan  
office fit-out








# The Factory First & The Loft


	sq m	sq ft
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
<b>Total available</b>	<b>900</b>	<b>9,682</b>




 Natural daylight throughout

 Ceiling heights up to 5m

 Private roof terrace

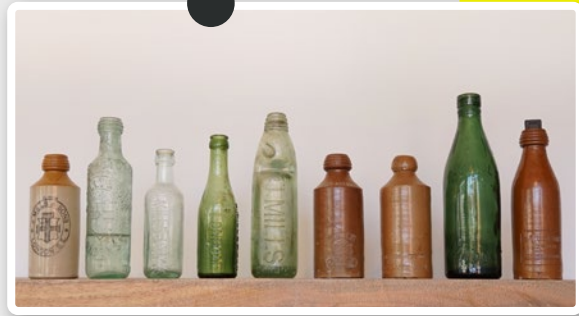
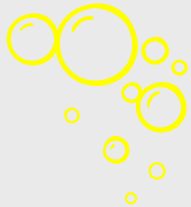
 Openable windows

 Options for mezzanine





# 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





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For more information visit

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

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

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