



LONDON  
SQUARE

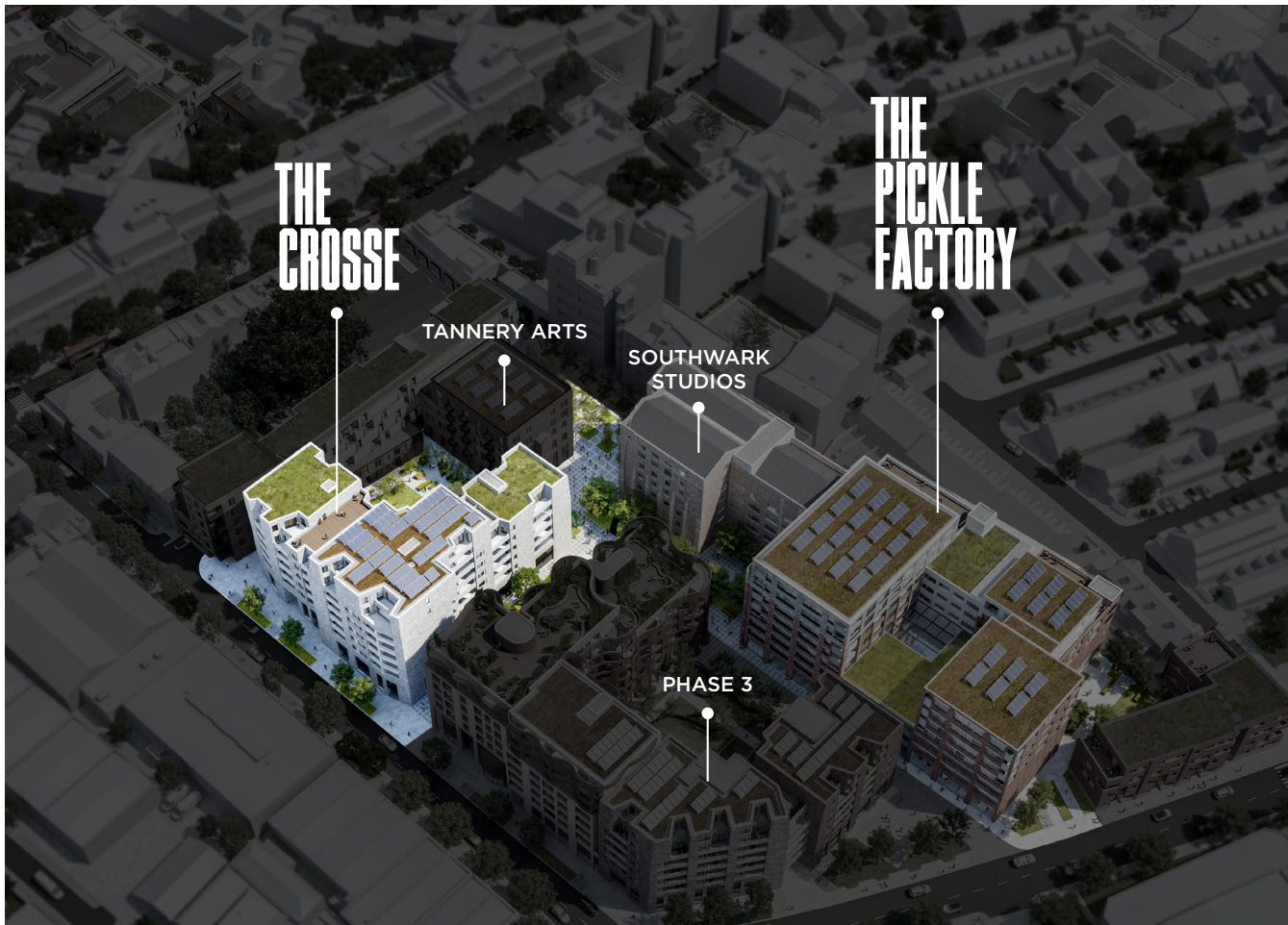
**WORKS**

# THE CROSSE

**AT THE PICKLE FACTORY  
BERMONDSEY, SE1**

Within the unique London Square Bermondsey development, 10,710 sq ft of new build multi-use commercial units for sale or let in a CAT A finish. Arriving Q1 2021.

# 11,000 SQ FT OF NEWLY DEVELOPED COMMERCIAL SPACE



On the site of Crosse and Blackwell's factory where they used to make and bottle Branston Pickle. This development is a unique blend of old and new. The Bermondsey location brings art and vibrancy to this already thriving campus so tenants can enjoy the great selection of amenities after their work day.

The Crosse joins the offering available at the London Square campus, providing 10,710 sq ft of retail and office units. With the opportunity to take 1 or 2 units or have the flexibility to create duplex units, tenants are able to create a space perfect for them.

# SUMMARY SPECIFICATIONS



Fit-out available



New public realm



Self-contained Units



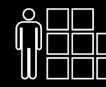
Street frontage available



Circular VRF units



Feature LED lighting



1:8 sq m occupation



Fully accessible raised floor



Demised WCs



Excellent natural light

# SCHEDULE OF AREAS

The Crosse, with 9 units which are available for lease or purchase with the opportunity for duplex offers. Available from Q1 2021.

## Office

Unit	Total Area	
Unit 1 - Ground Floor	732 sq ft	68 sq m
Unit 2 - Ground Floor	1,130 sq ft	105 sq m
Unit 3 - Ground Floor	1,614 sq ft	150 sq m
Unit 4 - Ground Floor	614 sq ft	57 sq m
Unit 5 - First Floor	797 sq ft	74 sq m
Unit 6 - First Floor	1,367 sq ft	127 sq m
Unit 7 - First Floor	2,572 sq ft	239 sq m
<b>Total Office</b>	<b>8,826 sq ft</b>	<b>820 sq m</b>

## Retail

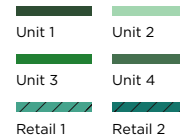
Unit	Total Area	
Retail 1 - Ground Floor	840 sq ft	78 sq m
Retail 2 - Ground Floor	1,044 sq ft	97 sq m
<b>Total Retail</b>	<b>1,884 sq ft</b>	<b>175 sq m</b>

**Total** **10,710 sq ft** **995 sq m**

All floor areas are subject to final measurement upon completion of refurbishment

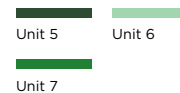
## GROUND FLOOR

Ground Floor  
614 – 5,974 sq ft  
(inc retail)

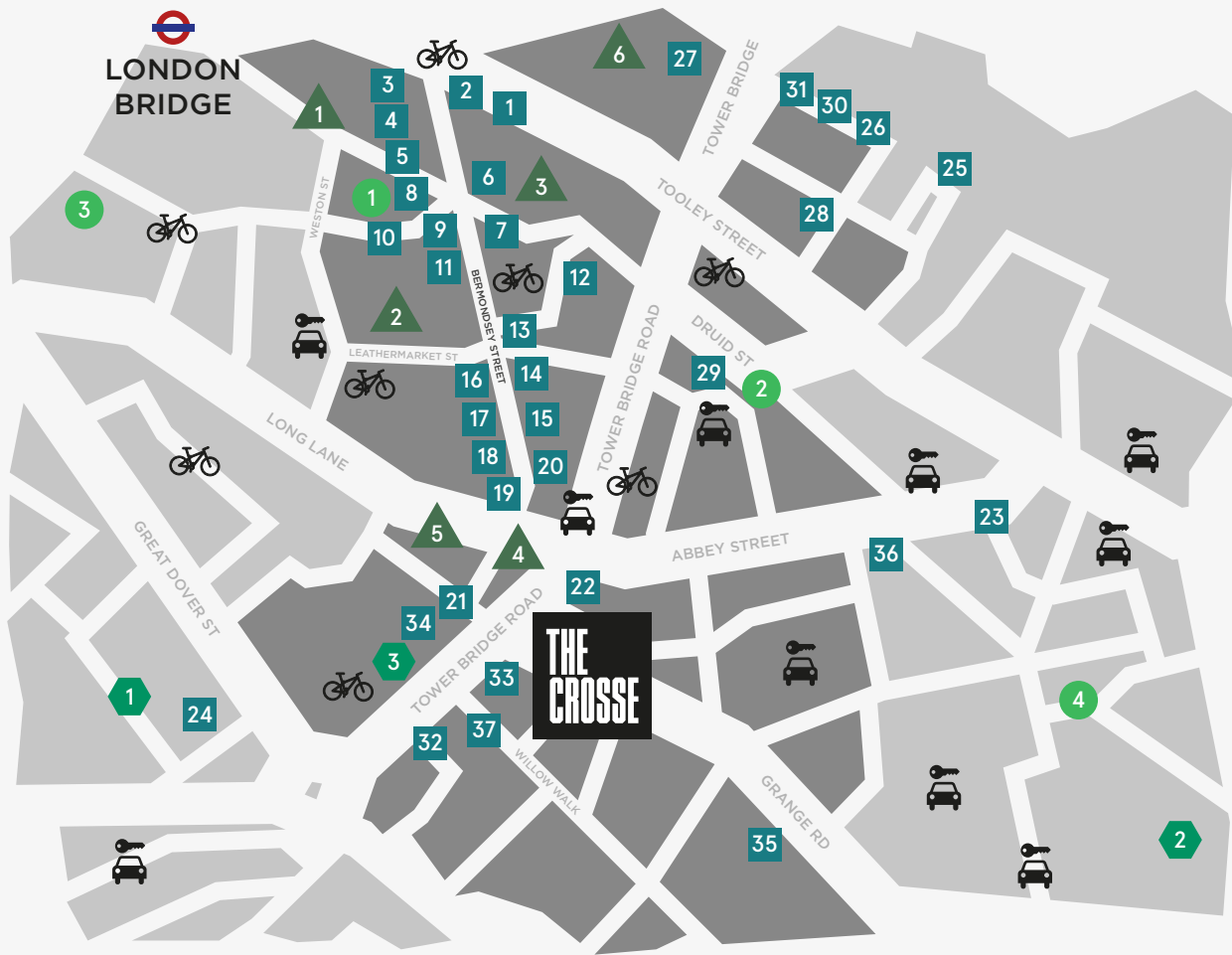


## FIRST FLOOR

First Floor  
797 – 4,736 sq ft



# THE LOCATION



- 1 Kin + Deum
- 2 Black Swan Yard Coffee
- 3 The Hide Bar
- 4 Tanner & co
- 5 Chapter 72
- 6 Gidder Grocer
- 7 The Garrison
- 8 B Street Dehli
- 9 Comptoir Gourmand
- 10 The Woolpack
- 11 José
- 12 Pique-Nique
- 13 Fuckoffee
- 14 Loyal Tavern
- 15 Hakata
- 16 Café Murano
- 17 Pizarro
- 18 Two One Four
- 19 Flour & Grape
- 20 Watch House
- 21 Hej Coffee
- 22 Bermondsey Arts Club
- 23 Bone Daddies
- 24 Sip and Sawdust
- 25 Blueprint Café
- 26 Le Pont de la Tour
- 27 The Ivy Tower Bridge
- 28 The Kings Arms
- 29 Doodle bar
- 30 Chop House
- 31 Watch House Tower Bridge
- 32 Ole Navarro
- 33 Iro Sushi
- 34 M.Manze
- 35 The Grange Pub
- 36 Brew by Numbers
- 37 The Victoria



- 1 Peter Layton Glassblowing
- 2 White Cube
- 3 Fashion and Textile Museum
- 4 Kino Bermondsey
- 5 Bermondsey Antique Market
- 6 London Bridge Theatre



- 1 Go Mammoth
- 2 CrossFit Bermondsey
- 3 MoreYoga



- 1 Vinegar Yard
- 2 Maltby Street Market
- 3 Tabard Street Food Market
- 4 Spa Terminus



Office Space

# CONTACT DETAILS

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## DEVELOPER



## COMMERCIAL CONSULTANTS



## ARCHITECTS



**ALLFORD  
HALL  
MONAGHAN  
MORRIS**

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## AGENTS



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