

# THE PICKLE FACTORY

BERMONDSEY SE1

81,000 sq ft of warehouse office space  
Available now



# INTRODUCING MR PICKLE

A well seasoned creative. He relishes change and is one step ahead of his peers. He loves his new warehouse office space at The Pickle Factory, SE1. It has all the right ingredients — immersed in Bermondsey and surrounded by trendy bars, cafes and art galleries this original work space is truly one of a kind.

**#FOLLOWMRPICKLE**



# CONTENTS

## THE SCHEME ..... 4

Pickle Factory Overview  
Image Gallery  
Summary Specifications

## THE LOCATION ..... 18

Connectivity  
Local Area  
Culture  
Location Map  
Our Neighbours  
London Square Your Developer

## SPECIFICATION ..... 27

## ACCOMMODATION ..... 29

Schedule of Areas  
Floorplans  
Space Plans

## CONTACT ..... 42

# THE SCHEME

**PRESERVING HISTORY**  
**PICKLE FACTORY OVERVIEW**  
**IMAGE GALLERY**

SWEET!



A RICH AND  
FLAVOURFUL  
HISTORY

# PRESERVING HISTORY

The secret recipe of E Lazenby & Sons Harvey's Sauce saw the pickle manufacturers become a household name and they expanded by purchasing their "gigantic kitchens" on Crimscott Street, Bermondsey. In 1919 the company was fused with Crosse and Blackwell and 5 years later The Branston Pickle Brand was born and stirred into Bermondsey's history.

Crosse and Blackwell was founded in 1929 when two apprentice friends - Edmund Crosse and Thomas Blackwell bought out the grocers West and Wyatt. Making pickles, preserves and bottled fruit, Crosse and Blackwell are said to have produced a quarter of London's jam consumption.

In 1924 a new kitchen was built on the Crosse and Blackwell site which was known as the 'Great Addition' and the factory continued to concoct chutneys, jellies and relishes until 1969.



# ORIGINAL WAREHOUSE RECIPE



# YOUR NEW CREATIVE HUB

The unique Bermondsey blend of old and new, art and commerce, trendy and exclusive has made it one of the most fascinating London neighbourhoods; it's the new creative heart and soul of SE1.





# SERVING A DIFFERENT APPROACH

THE PICKLE FACTORY

LONDON  
SQUARE  
WORKS



# ABUNDANCE OF OUTDOOR SEATING

# A REFRESHING RECEPTION



Ground floor reception

# BLENDING OLD AND NEW



Triple height atrium



Triple height atrium

# A TASTY NEW WORKSPACE



Ground floor office space

# TAILORED BY YOU



Second floor office space



Second floor office space indicative fit-out



# A TASTE TO SAVOUR



# THE LOCATION

CONNECTIVITY  
LOCAL AREA  
LOCATION MAP  
LONDON SQUARE - YOUR DEVELOPER



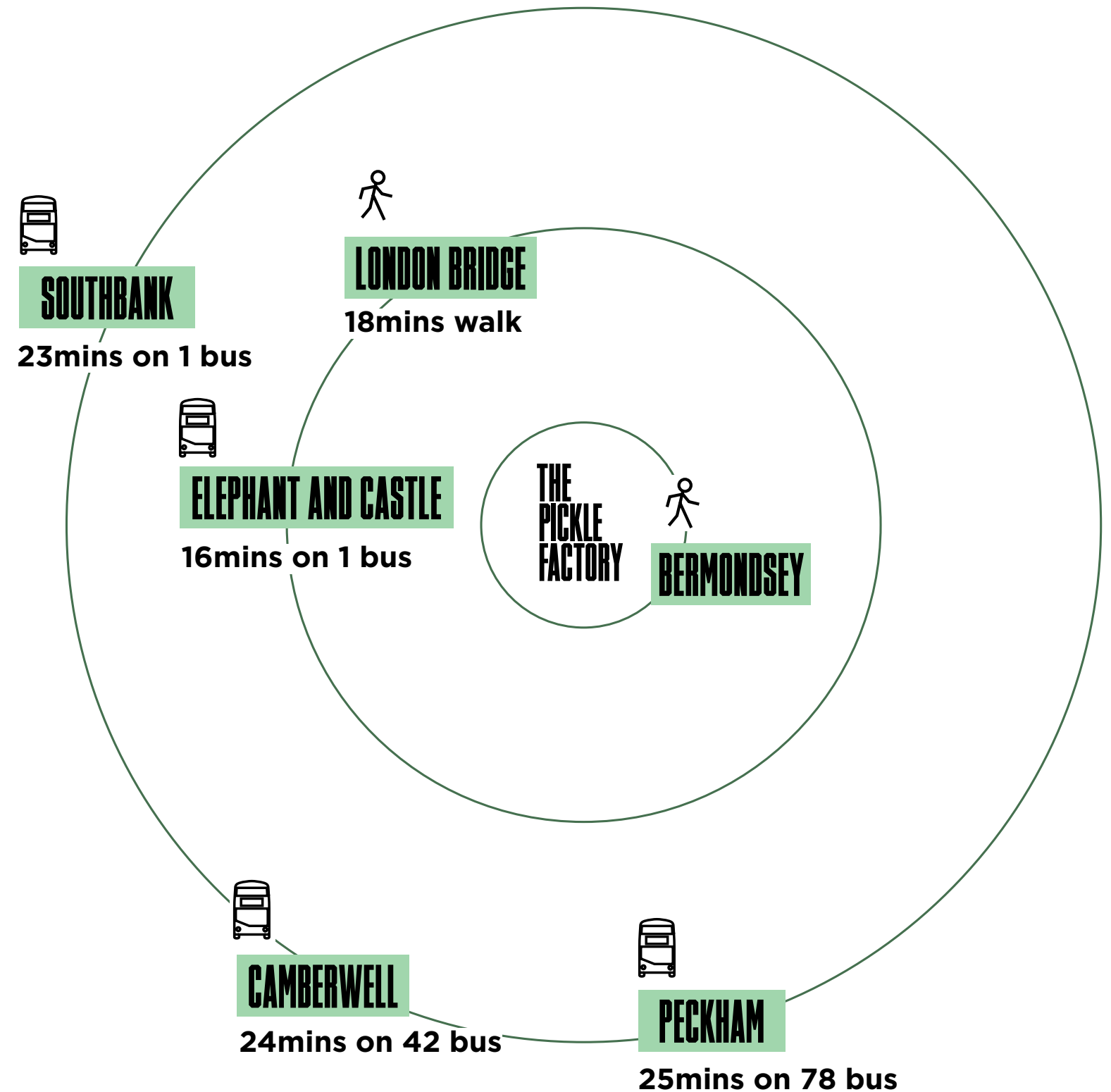
# A SLICE OF CONNECTIVITY

Whether it's an exhibiton in Camberwell, a play in Southbank or a leisurely meander through a local street market, The Pickle Factory is perfectly situated to be within easy reach of key destinations in London.

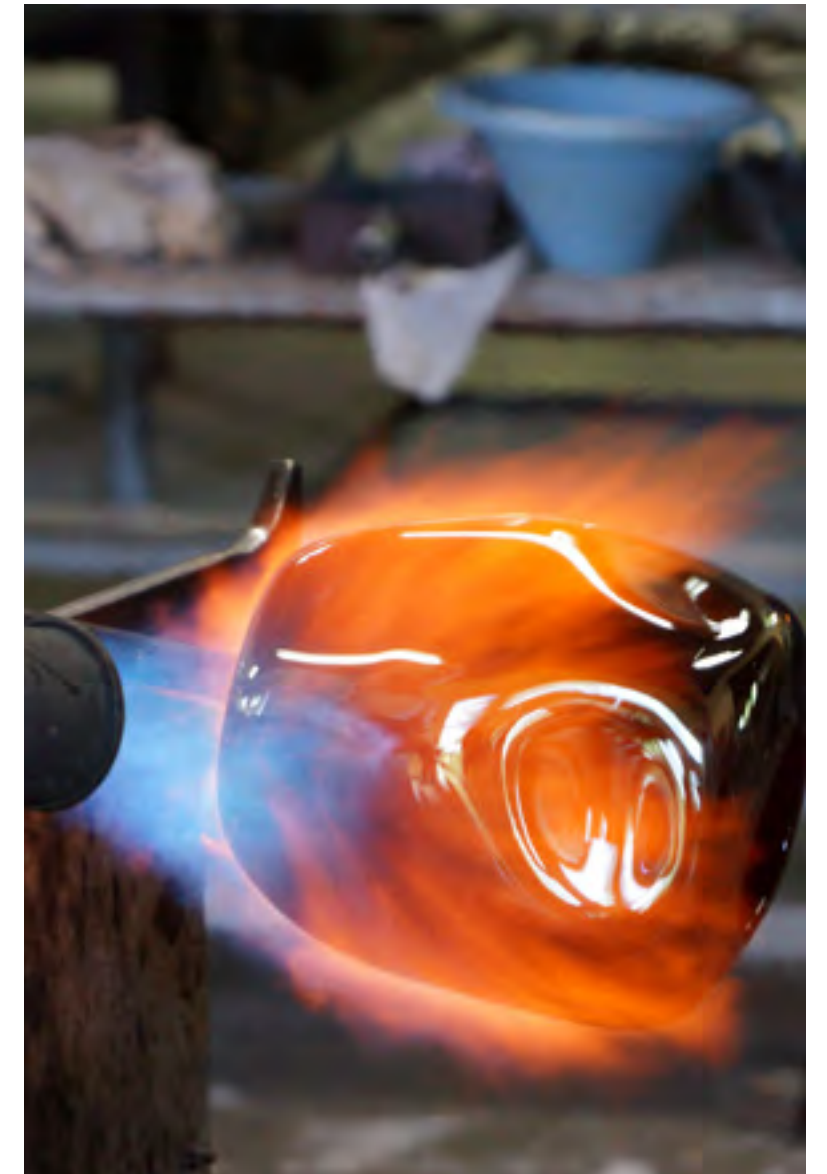
Bermondsey High Street is a short walk from The Pickle Factory where you can enjoy an eclectic mix of bars, cafes and eateries or indulge yourself in the local art scene.

Just 15 minutes walk away, London Bridge Station is a major transport hub offering speedy access to Waterloo Station in 4 minutes and King's Cross Station in 11 minutes.

Alternatively the Bakerloo line at Elephant and Castle can take you to the bright lights of the West End in less than 12 minutes and if you're after something more local, the gourmet street food of Maltby Street Market is just 8 minutes walk away.



# THE CREATIVE HUB OF SOUTH BANK



# THE LOCAL FLAVOURS

Food lovers flock to Bermondsey for an exceptional choice of restaurants, cafés and bars. Sample pizza and ping pong at Bermondsey Bar & Kitchen or experience a truly authentic Parisian meal at Casse-Croûte, complete with checked tablecloths.

If you are looking for an afterwork tippie, The Garrison with its eye-catching green tiled exterior is the perfect choice or soak up the sun at Tanner & Co's south facing terrace. For something truly original, and typical of the hip SE1 vibe, there's the Bermondsey Arts Club and Cocktail Bar.

For high quality artisan coffee, the former churchyard guard house, The Watch House offers a great space to enjoy a flat white or taste the award-winning coffee at the Fashion and Textile Museum's café followed by a Comptoir macaroon.



The Southwark Gallery



Comptoir Bermondsey



José



Tanner & Co



Mercato Metropolitano



B Street Deli

# SAVOUR THE LOCAL CULTURE

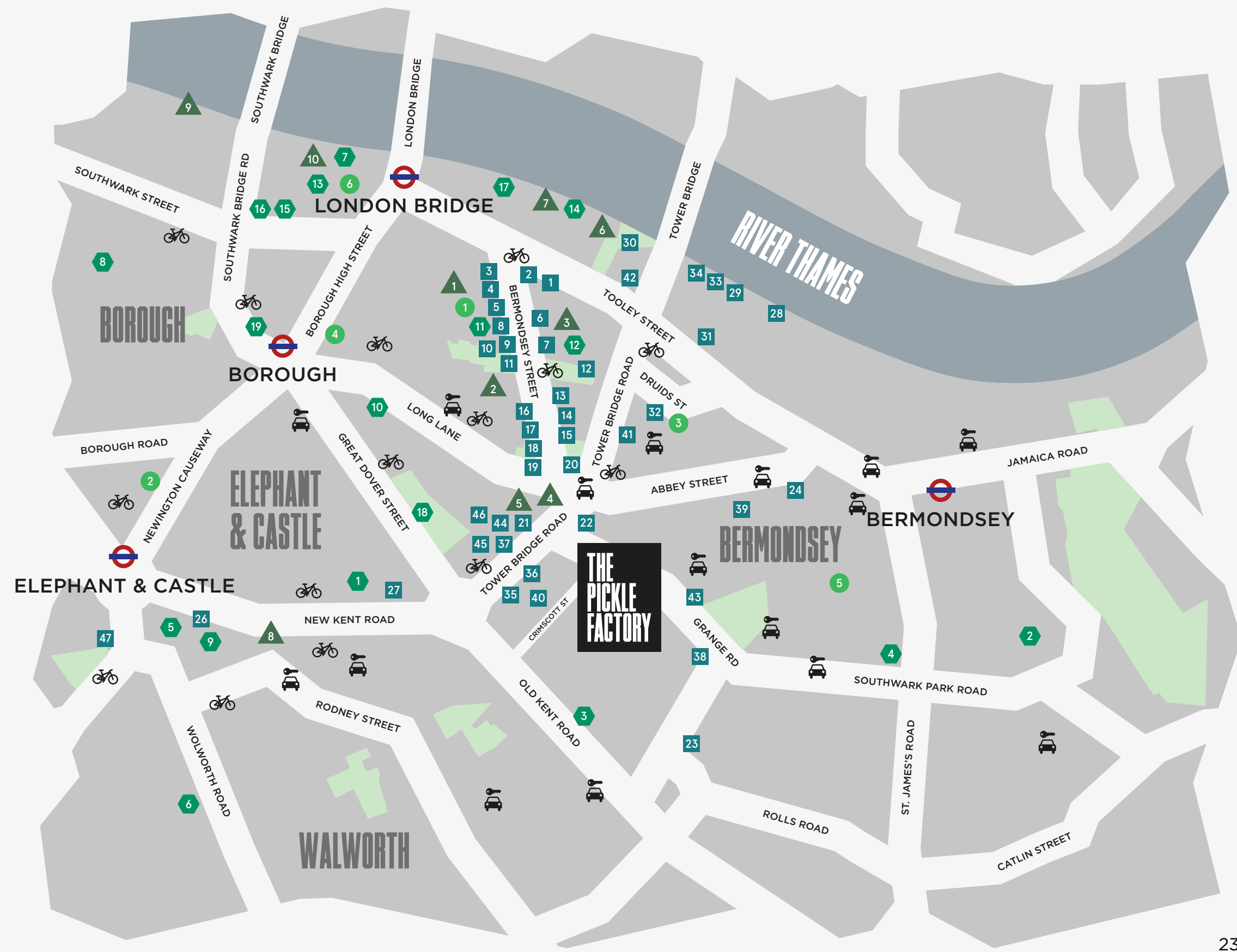


In a pocket of London known for its art, design and buzzing atmosphere, the development includes a new artistic hub with Tannery Arts studios and Drawing Room gallery, making contemporary art accessible to a wider public.

The Pickle Factory also has plenty of places and activities on its doorstep to explore. Mixing a spot of tennis with the history of the ravens at Tower of London. Taste street food delights with views of The Shard followed by a cocktail in Aqua overlooking the vibrant city. Uncover new artists, enjoy classic Shakespeare or simply take a moment to watch the world and boats go by in the peaceful St Katharine Docks.

# AMENITIES

- FOOD & DRINK
- CULTURE
- WELLBEING
- FOOD MARKETS
- ZIPCAR
- BORIS BIKE



# AMENITIES



**ZIPCAR**



**BORIS BIKE**

## FOOD & DRINK

- 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
- 24 Bone Daddies
- 27 Sip and Sawdust
- 28 Blueprint Café
- 29 Le Pont de la Tour
- 30 The Ivy Tower Bridge
- 31 The Kings Arms
- 32 Doodle bar
- 33 Chop House
- 34 Watch House Tower Bridge
- 35 Ole Navarro
- 36 Iro Sushi
- 37 M.Manze
- 38 The Grange Pub
- 39 Brew by Numbers
- 40 The Victoria

## ART & CULTURE

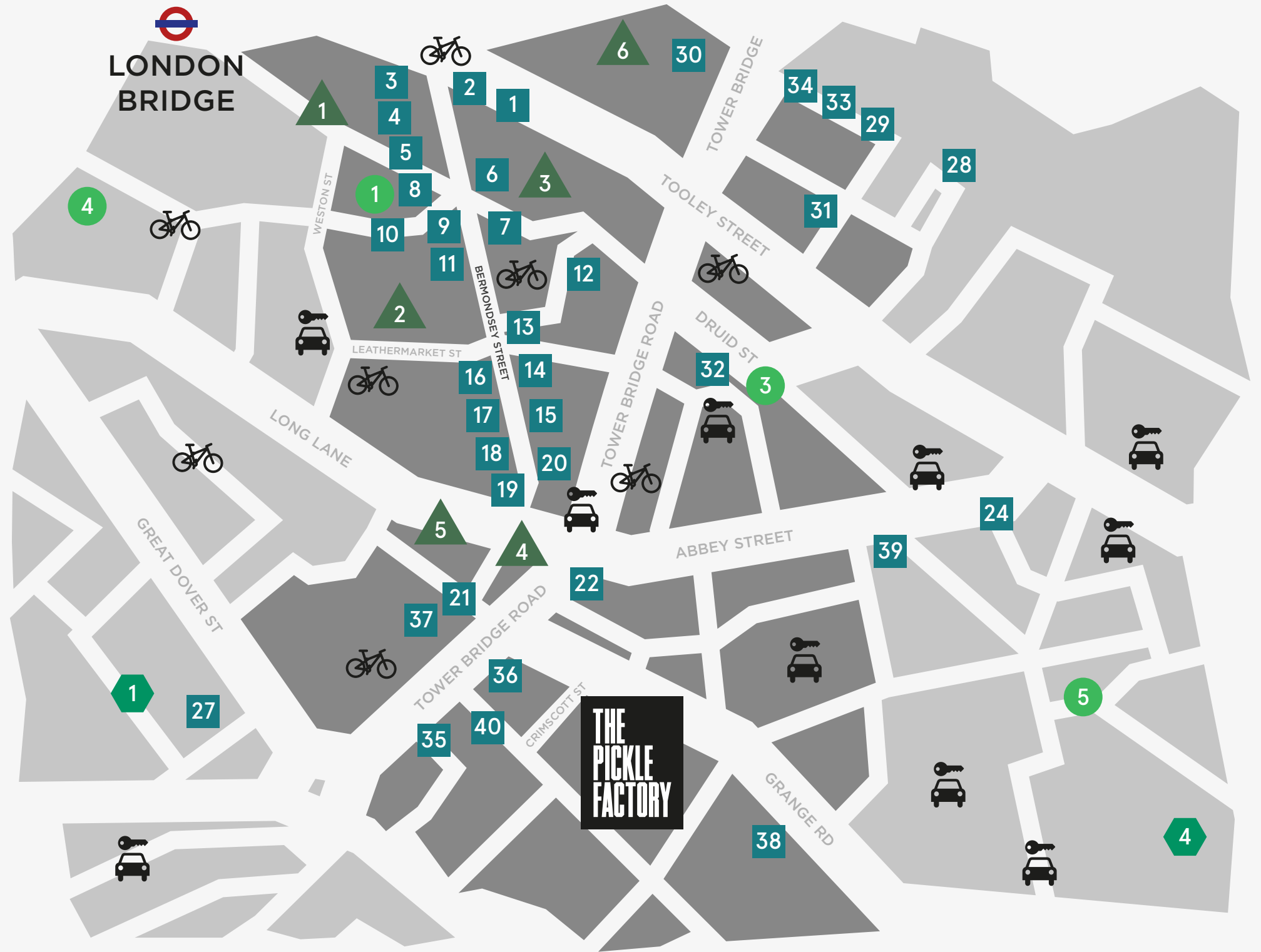
- 1 Peter Layton Glassblowing
- 2 White Cube
- 3 Fashion and Textile Museum
- 4 Vitrine Gallery
- 5 Bermondsey Antique Market
- 6 London Bridge Theatre

## WELLBEING

- 1 Go Mammoth
- 4 CrossFit Bermondsey

## FOOD MARKETS

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





# OUR NEIGHBOURS



# THE CROSSE

On the site of Crosse and Blackwell's factory, 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.

With 13,000 sq ft of retail, gym and office units available, The Crosse gives the opportunity to further expand the campus offering that London square have created. Along with duplex opportunities that will make for a spacious unit for tenants.



# LONDON SQUARE YOUR DEVELOPER



# CALLY YARD

## QUEBEC WAY

## SPITALFIELDS



London Square Works has recently sold three self-contained units in Canada Water totalling 5,446 sq ft with prominent road frontage and planning for B1/A1/A2/A3/D1/D2 uses.

London Square Works has recently sold a rarely available office / retail unit on 2 floors of circa 2,000 sq ft in a landscaped setting close to the City core and Underground Stations.

London Square takes its name from the ethos of London's famous squares and the sense of community and enduring legacy they have provided over the centuries. Founded in 2010, London Square has already created a development pipeline worth over £2 billion of residential and mixed use developments. London Square Works is our commercial arm - developing high quality bespoke space for offices, retail and leisure businesses to maximise the potential of every aspect of our mixed use developments.

London Square Works has built £140m of commercial space so far in residential schemes across the capital, creating contemporary office, retail and leisure environments. We are working with the best businesses to create new destinations at our developments to help each local area flourish. The London Square Works portfolio offers a range of exciting commercial opportunities across the capital - from central sites in Caledonian Road, Bermondsey, Spitalfields to Isleworth, Staines and Neasden.



Cally Yard is a new creative business community offering a wide range of flexible B1 office units delivered out to the latest contemporary specification. Only minutes from Caledonian Road Underground Station and near Kings Cross. Ideal for owner occupation.

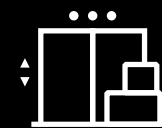
ALL THE RIGHT

INGREDIENTS

# SUMMARY SPECIFICATIONS



Ground floor reception and large activated atrium



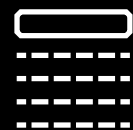
3 x passenger lifts



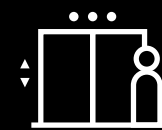
Fibre connectivity



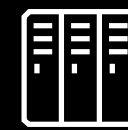
EPC B



Base build density 1:8 sq m



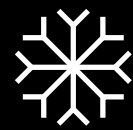
1 x goods lift serving the ground to lower ground floor



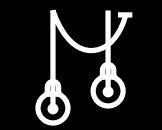
Lockers



Targeted



Air conditioned by way of exposed services



Contemporary suspended lighting



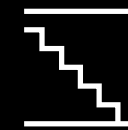
Showers



Openable windows



98 Bike racks



Ground and lower ground floor duplex

# ACCOMMODATION

**SCHEDULE OF AREAS**  
**FLOORPLANS**  
**SPACEPLANS**



SMASHING!  
WHERE DO  
I SIGN?

# SCHEDULE OF AREAS

## Cross Section

86,160 sq ft / 4 floors  
8,007 sq m / 4 floors

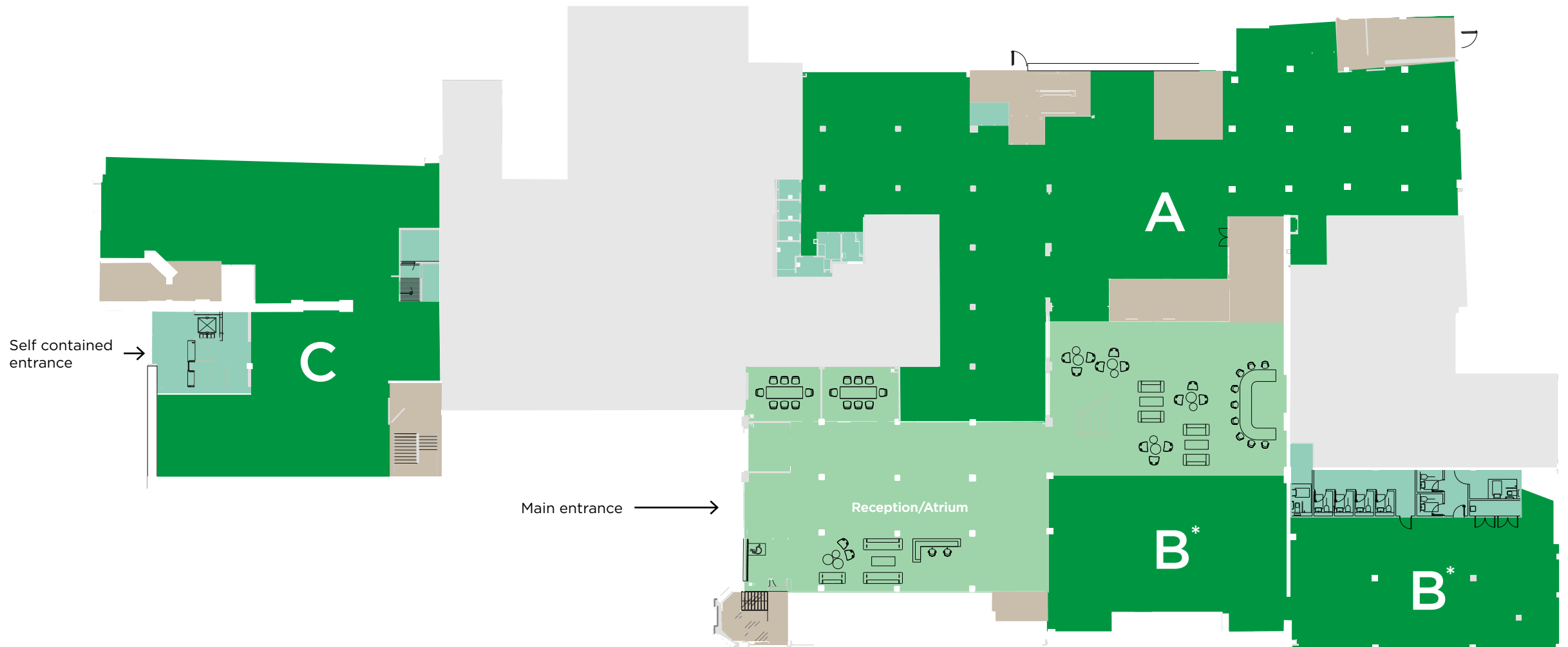
Floor	Split Floor Office Space	Total sq ft
	G - 5,205 sq ft   484 sq m H - 23,407 sq ft   2,175 sq m	28,612 sq ft
	E - 5,184 sq ft   482 sq m F - 23,075 sq ft   2,144 sq m	28,259 sq ft
	A - 7,454 sq ft   693 sq m B - 4,426 sq ft   412 sq m (Must be let with Lower Ground Floor) C - 5,008 sq ft   465 sq m	22,406 sq ft
	B - 2,490 sq ft   231 sq m (Must be let with Ground Floor) D - 4,393 sq ft   408 sq m	6,883 sq ft

# GROUND FLOOR

**Office Space Available**  
 A - 7,454 sq ft | 693 sq m  
 B - 4,426 sq ft | 412 sq m\*  
 C - 5,008 sq ft | 465 sq m

**Total Floor**  
 22,406 sq ft | 2,083 sq m

**Reception / Atrium**  
 5,518 sq ft | 513 sq m

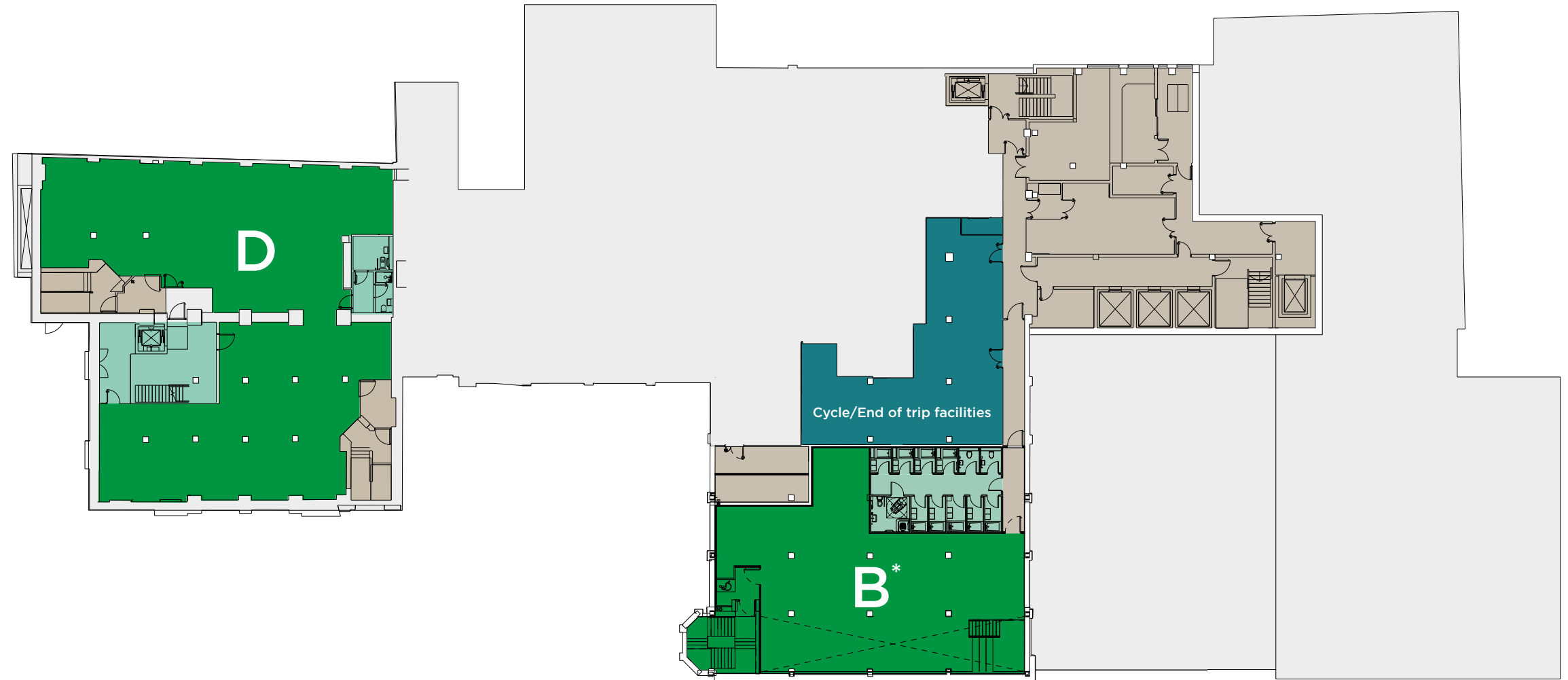


- Offices available to let
- Reception / Atrium
- Core
- WCs
- Let

\* Must be let with Lower Ground Floor

# LOWER GROUND FLOOR

**Office Space Available**  
B - 2,490 sq ft | 231 sq m\*  
D - 4,393 sq ft | 408 sq m



- Offices available to let
- WCs & Showers
- Core
- Bike Store

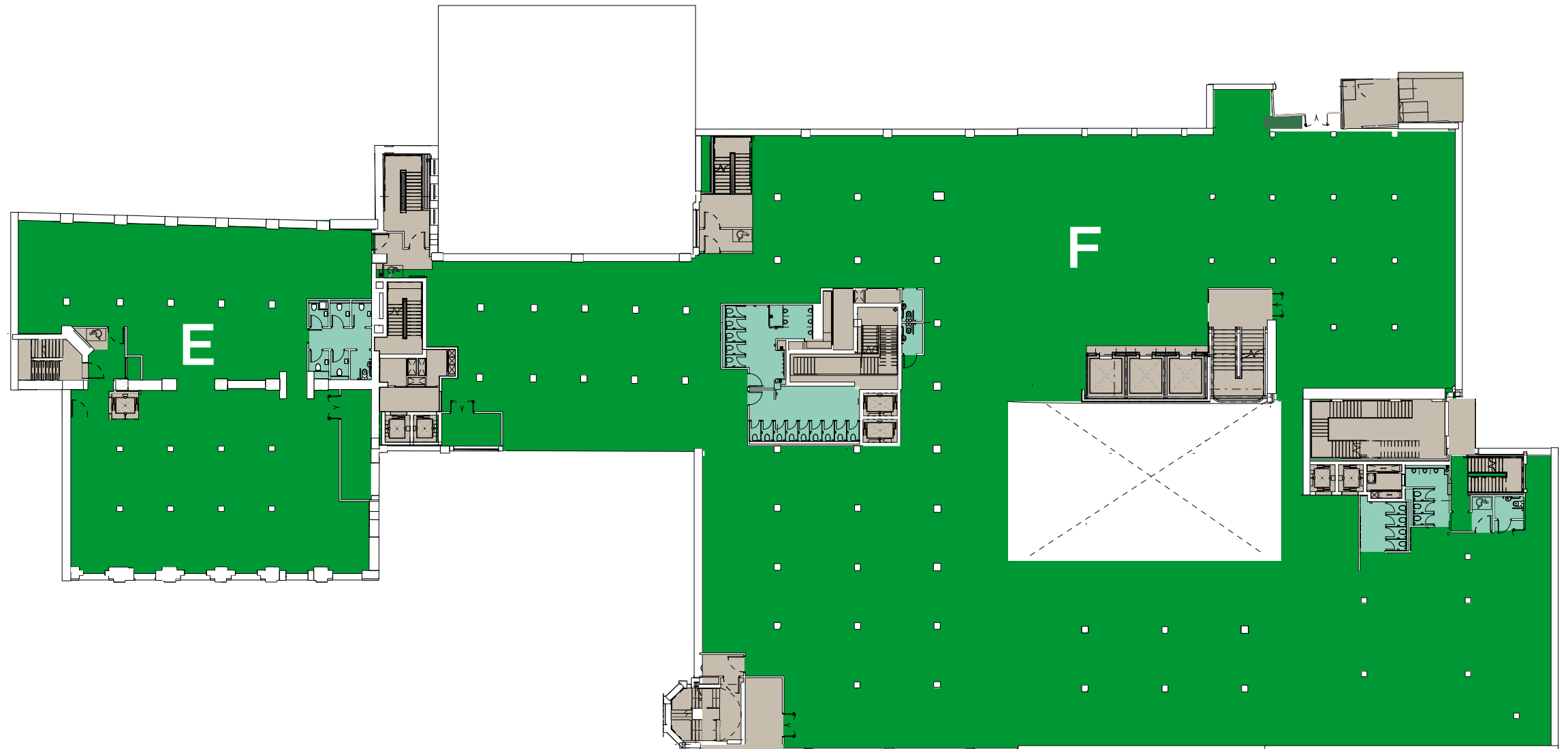
\* Must be let with Ground Floor



# FIRST FLOOR

**Total Floor**  
28,259 sq ft | 2,626 sq m

**Office Space Available**  
E - 5,184 sq ft | 482 sq m  
F - 23,075 sq ft | 2,144 sq m

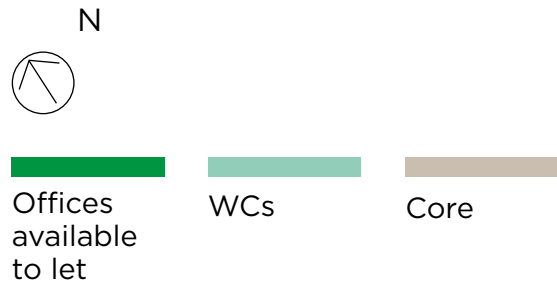
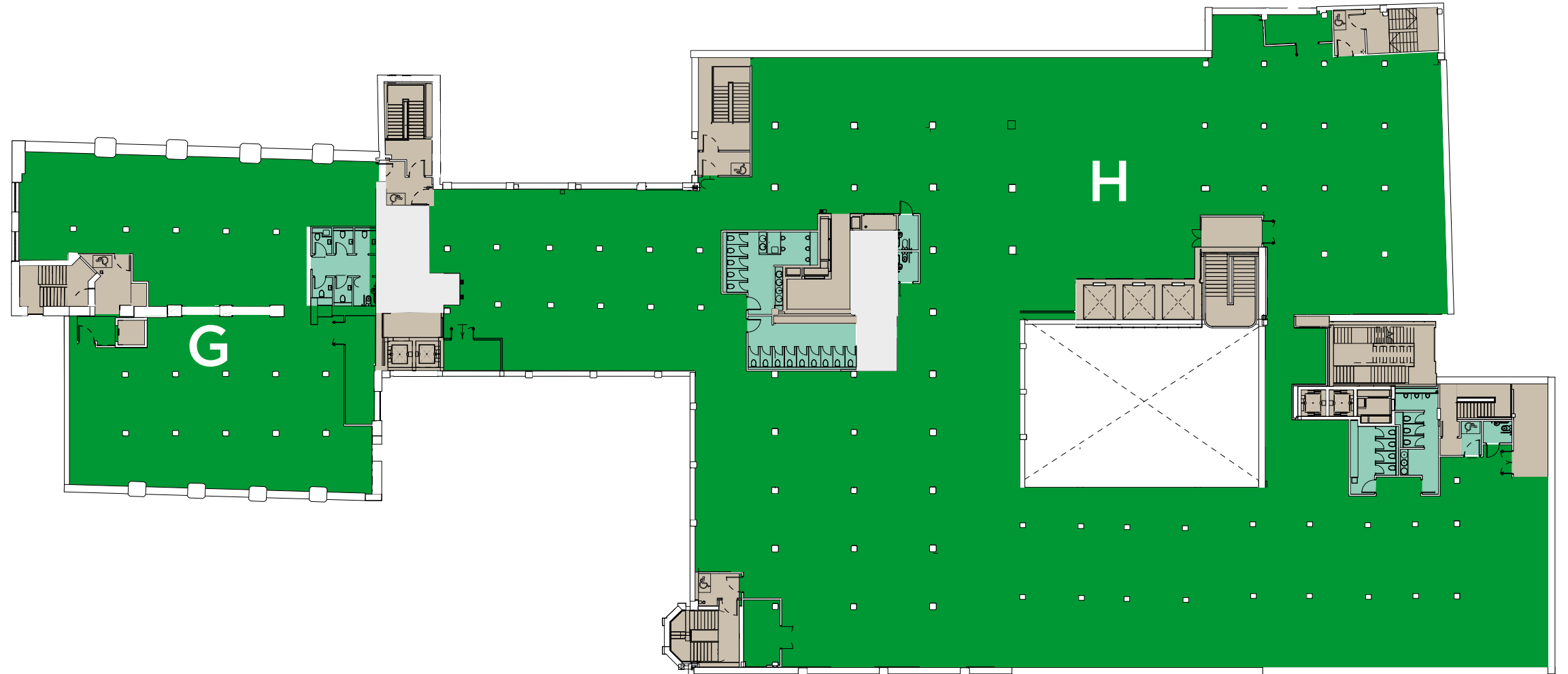


Offices available to let  
WCs  
Core

# SECOND FLOOR

**Office Space Available**  
G - 5,205 sq ft | 484 sq m  
H - 23,407 sq ft | 2,175 sq m

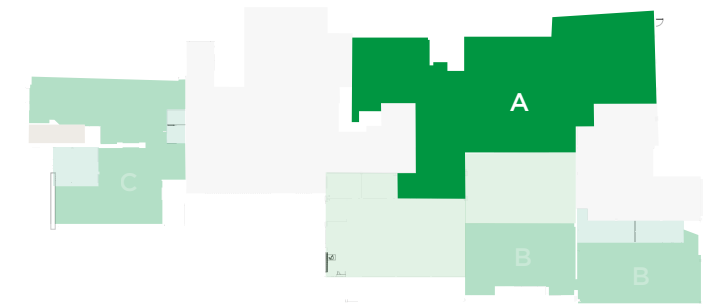
**Total Floor**  
28,612 sq ft | 2,659 sq m



# GROUND FLOOR

**Space Plan**  
 A - 7,454 sq ft | 693 sq m

● Welcome Area	1
● 12p Boardroom	1
● 10p Meeting Room	1
● 6p Meeting Room	1
● Zoom / Focus Room	3
● Collaboration Zone	2
● Kitchen / Teapoint	1
● Print Area	1
● Comms Room	1
● Hot Desking Seats	12
Total No. Desks	64

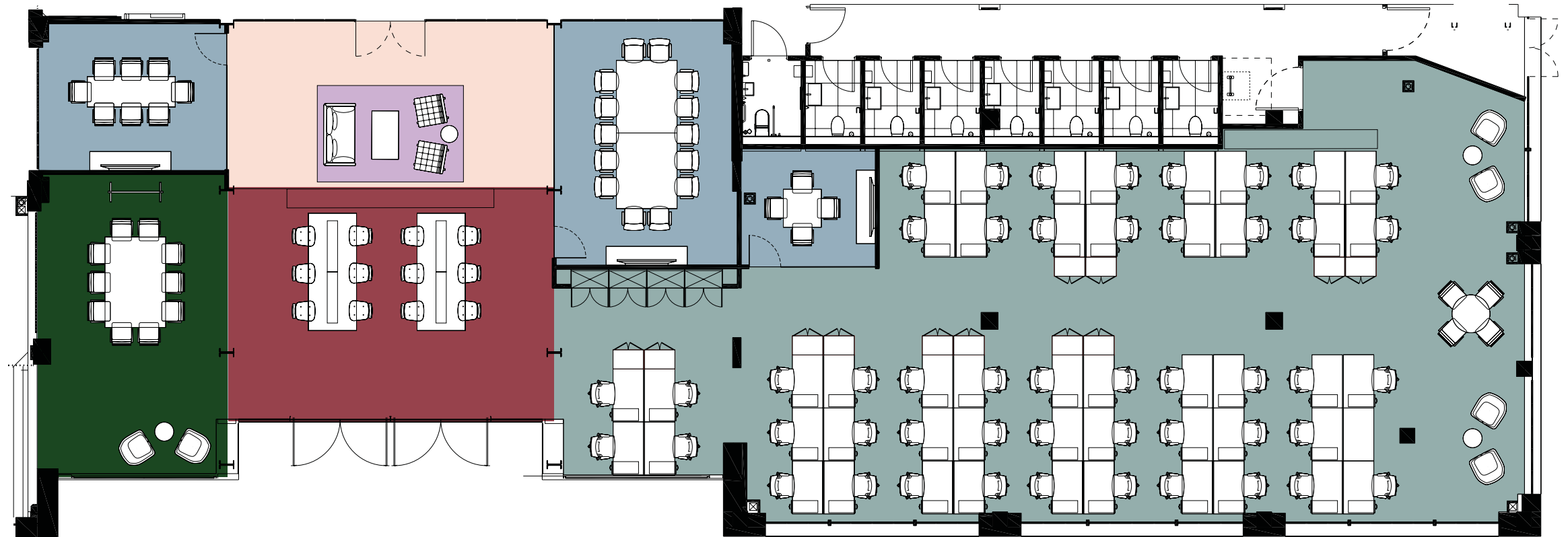


# GROUND FLOOR

**Space Plan**  
 B - 4,426 sq ft | 412 sq m\*



● Welcome Area	1
● 14p Boardroom	1
● 10p Meeting Room	1
● 8p Meeting Room	1
● 4p Meeting Room	1
● Collaboration Zone	2
● Hot Desking Seats	12
Total No. Desks	49

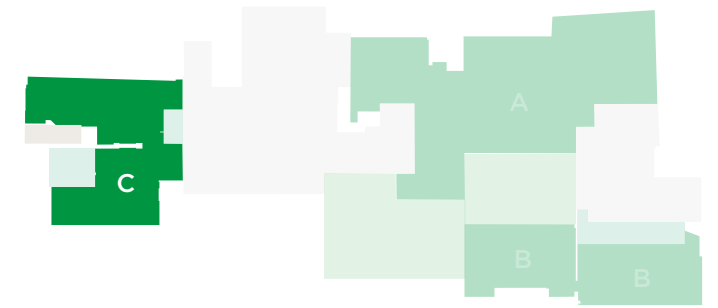


\* Must be let with Lower Ground Floor

# GROUND FLOOR

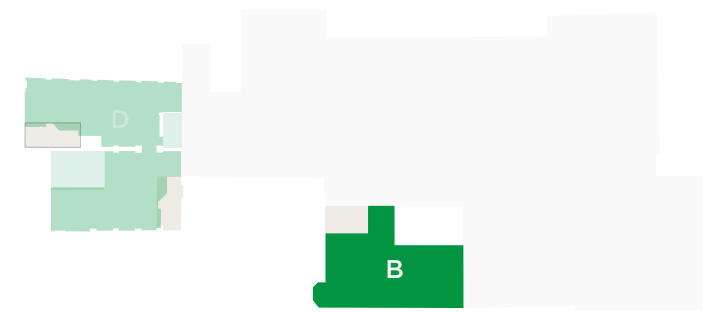
**Space Plan**  
C - 5,008 sq ft | 465 sq m

● Welcome Area	1
● 14p Boardroom	1
● 6p Meeting Room	2
● Zoom / Focus Room	3
● Collaboration Zone	1
● Breakout Area	1
● Kitchen / Teapoint	1
● Coffee Point	1
● Hot Desking Seats	12
Total No. Desks	28

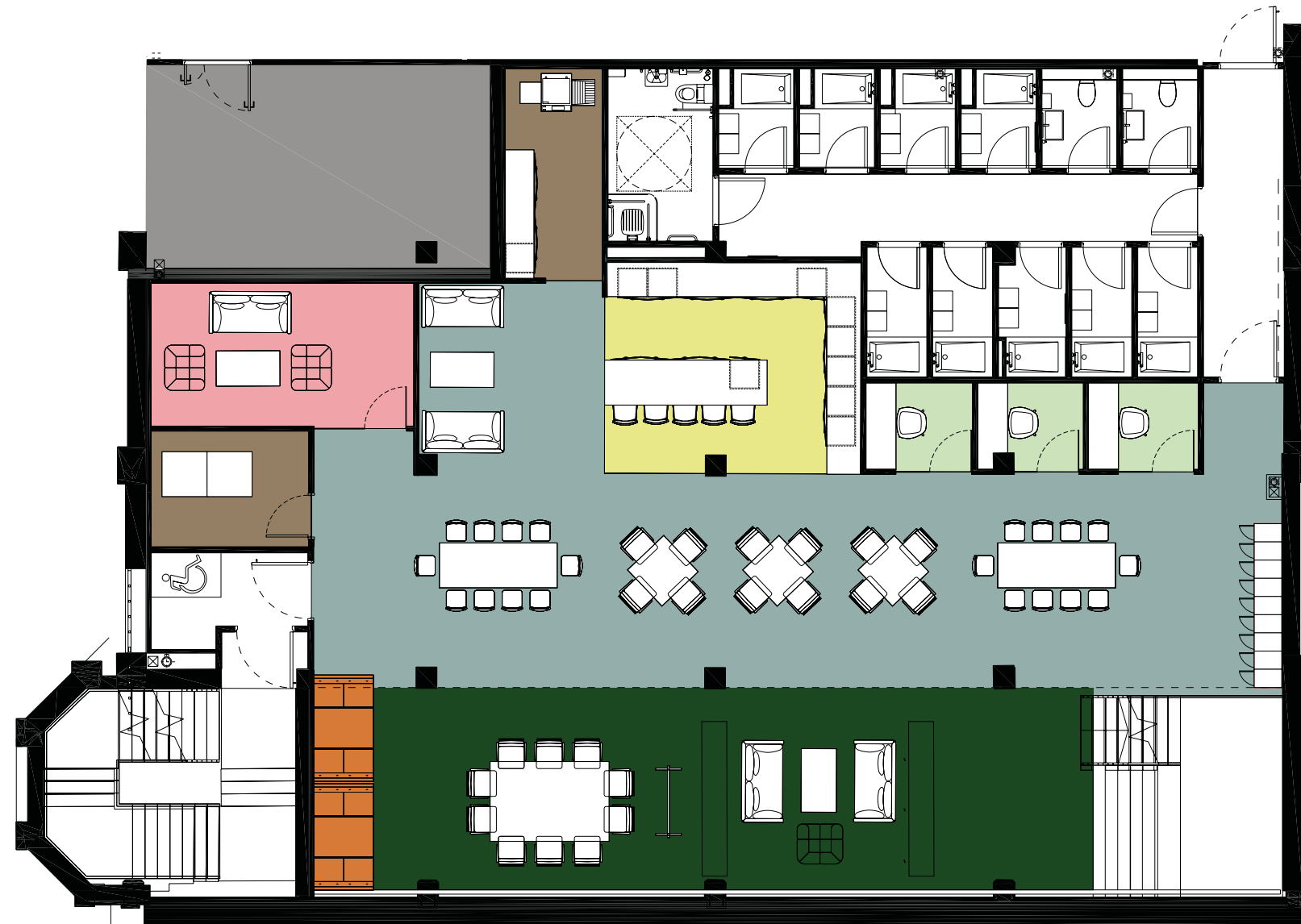


# LOWER GROUND FLOOR

**Space Plan**  
B - 2,490 sq ft | 231 sq m\*



● 4p Booth	2
● Zoom / Focus Room	3
● Breakout/Collaboration Hub	1
● Wellness Room	1
● Kitchen / Teapoint	1
● Print Area	1
● Comms Room	1
● Store Room	1



\* Must be let with Lower Ground Floor

# LOWER GROUND FLOOR

**Space Plan**  
D - 4,393 sq ft | 408 sq m

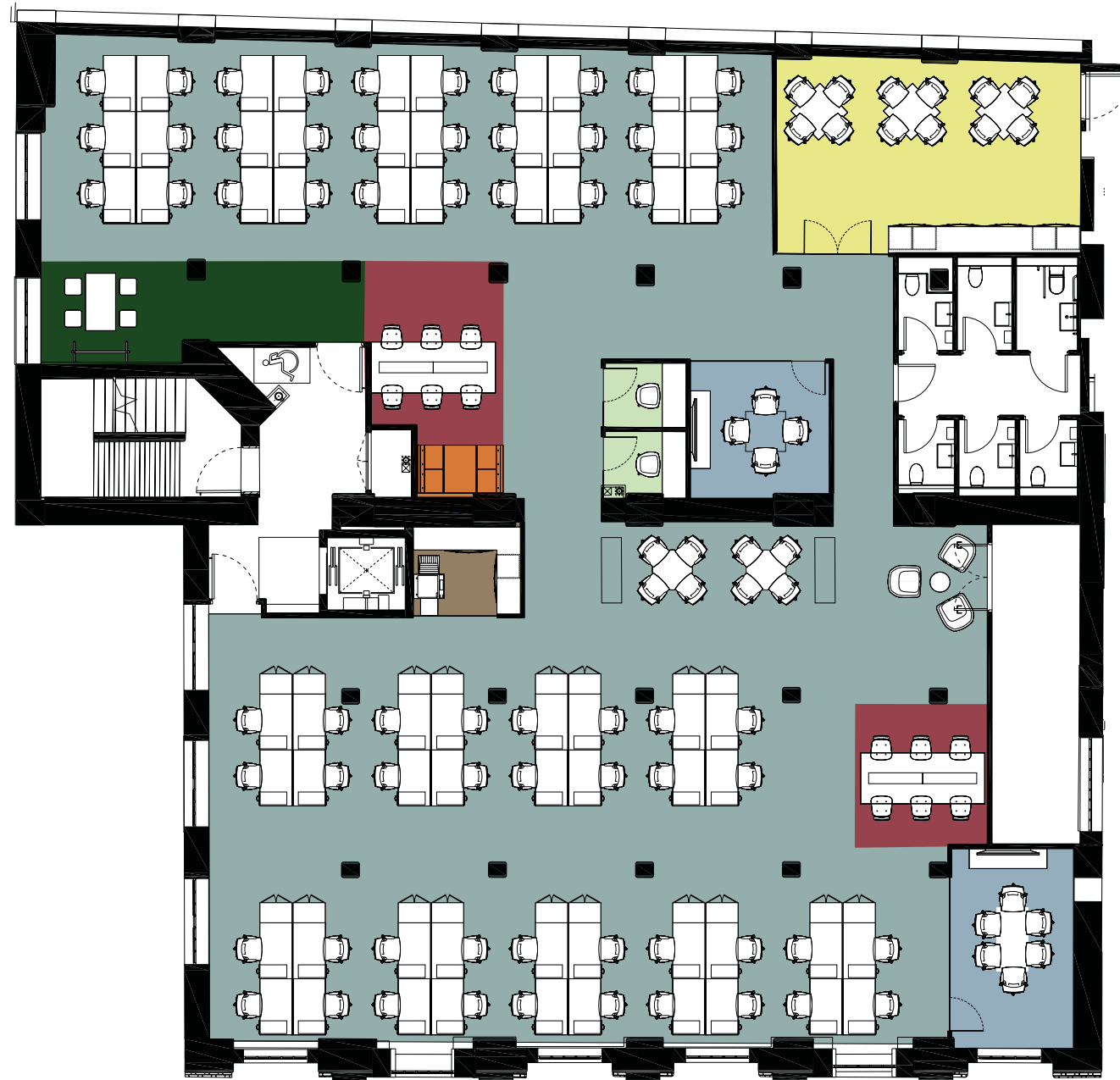


4p Booth	3
Zoom / Focus Room	2
Collaboration Hub	1
Wellness Room	1
Showers	3
WC	3
Print Area	1
Comms Room	2
Store Room	1

# FIRST FLOOR

## Space Plan E - 5,184 sq ft | 482 sq m

6p Meeting Room	1
4p Meeting Room	1
4p Booth	1
Zoom / Focus Room	2
Collaboration Zone	1
Kitchen / Teapoint	1
Hot Desking Seats	12
<b>Total No. Desks</b>	<b>66</b>

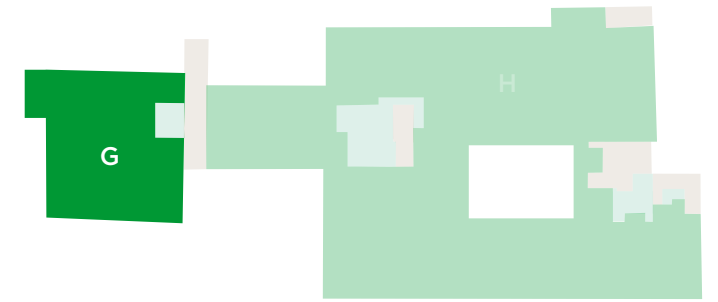




# SECOND FLOOR

**Space Plan**  
G - 5,205 sq ft | 484 sq m

10p Meeting Room	1
4p Meeting Room	2
Zoom / Focus Room	2
Collaboration Zone	1
Breakout Area	2
Phone Booth	2
Coffee Point	1
Hot Desking Seats	12
<b>Total No. Desks</b>	<b>62</b>



# A WELL SEASONED TEAM

---

## DEVELOPER



## COMMERCIAL CONSULTANTS



## ARCHITECTS



**ALLFORD  
HALL  
MONAGHAN  
MORRIS**

---

## AGENTS

### USP.

**Ben Fisher**  
ben@usp.london  
07810 676 168

**Jules Hind**  
jules@usp.london  
07976 839 011

**Vincent Cheung**  
vince@usp.london  
07736 880 310

### JLL

**Matthew Mycock**  
matthew.mycock@eu.jll.com  
020 7399 5862

**Jason Collier**  
jason.collier@eu.jll.com  
020 7399 5514

**Honor Dunning**  
Honor.Dunning@eu.jll.com  
07999 139 511

---

Please note that all images including Computer Generated Images (CGI's) are for illustrative and indicative purposes only and our subject to change. Furniture is not included with the purchase. Travel times and distances are approximate and are sourced from [www.citymapper.com](http://www.citymapper.com)

subject to contract. 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. Neither 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. All prices and rents quoted are net of VAT.