

USP.

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

Offices To Rent

1,625 - 1,668 SQ FT

Available Now

thebottlefactory.london/

usp.london

020 3757 7777



Accommodation

Floor	Availability	Area (sq ft)	Rent (psf)
Unit 8a	Available	1,668	£22.50
Unit 8b	Available	1,625	£22.50

Amenities

Full internal and external refurbishment

Brand new WCs

On site showers

Comfort cooling & full HVAC system

Refurbished communal areas

Excellent natural light

Parking available

Cat A finish

EPC A

Located on key arterial route





Description

OFFICES TO LET IN ATTRACTIVE FORMER WAREHOUSE BUILDING

The wider Bottle Factory building consists of a historic 30,000 sq ft former mineral water, lemonade, and ginger beer bottling warehouse arranged over ground and two upper floors. The building has been modernised throughout and has been brought to life to host a number of SME's and local businesses for tenants.

Situated on Ossory Road, SE1 the Bottle Factory sits just off the Old Kent Road which connects Queen Road in Peckham with both Elephant and Castle and London Bridge. The space offers occupiers with direct access to Central London via the A2.

In the locality are several tube and rail stations as well as numerous cycle highways. The Old Kent Road is served by frequent bus services into Central London as well as to the main transport hubs such as Vauxhall, Waterloo and London Bridge. The West End is just 3.2 miles to the north and the City of London just 2.3 miles offering occupiers flexible access to both key London submarkets and catchment areas.

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London, SE1 5AN

Further Information

A new lease(s) is available direct from the landlord.

Rent
£22.50psf

Service Charge
A copy of the service charge will be provided.

Rates
£15.25 - £15.27psf

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Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP 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 USP, 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. Created on 05/02/2026

