

THE PICKLE FACTORY

BERMONDSEY SE1

Up to 86,000 sq. ft. of flexible use office and educational space, including 10,000 sq. ft. of affordable workspace.

Available To Let and For Sale



➤ **THE SCHEME**
LOCATION
SPECIFICATION
ACCOMMODATION

RARE SET OPPORTUNITY EDUCATIONAL / OFFICE CAMPUS



OVERVIEW

Stunning part new build part historic warehouse conversion comprising 76,000 sq. ft. and now benefiting from flexible business use (Class E(g)) and education use (Class F1(a)) across lower ground to second floors.

Approximately 10,000 sq. ft. of affordable workspace is available at ground and lower ground floors is also available within the North wing of the building.

Available to let on conventional occupational lease terms or for sale by way of a new 999 year leasehold interest.

4.7

Acre site

459

Total new homes, final 183 homes now under construction

86k

Up to 86,000 sq ft of workspace

76k

Sq ft of consented education space

16k

Sq ft of artist studio and gallery space leased to Tannery Arts

CO-OP

On-site convenience store

7 MIN

Walk to Bermondsey Street

66k

Option for a self-contained 66,000 sq ft campus / headquarters

A RICH HISTORY

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

Crosse and Blackwell was founded in 1830 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, jellys and relishes until 1969.



THE ORIGINAL BRANSTON PICKLE FACTORY



CREATIVE HUB FOR WORKSPACE AND EDUCATIONAL OCCUPIERS





PROVIDING A FRESH PERSPECTIVE

THE PICKLE FACTORY

LONDON
SQUARE
WORKS

AN ABUNDANCE OF OUTDOOR SEATING



AN INVITING RECEPTION



Ground floor reception.

BLENDING OLD AND NEW

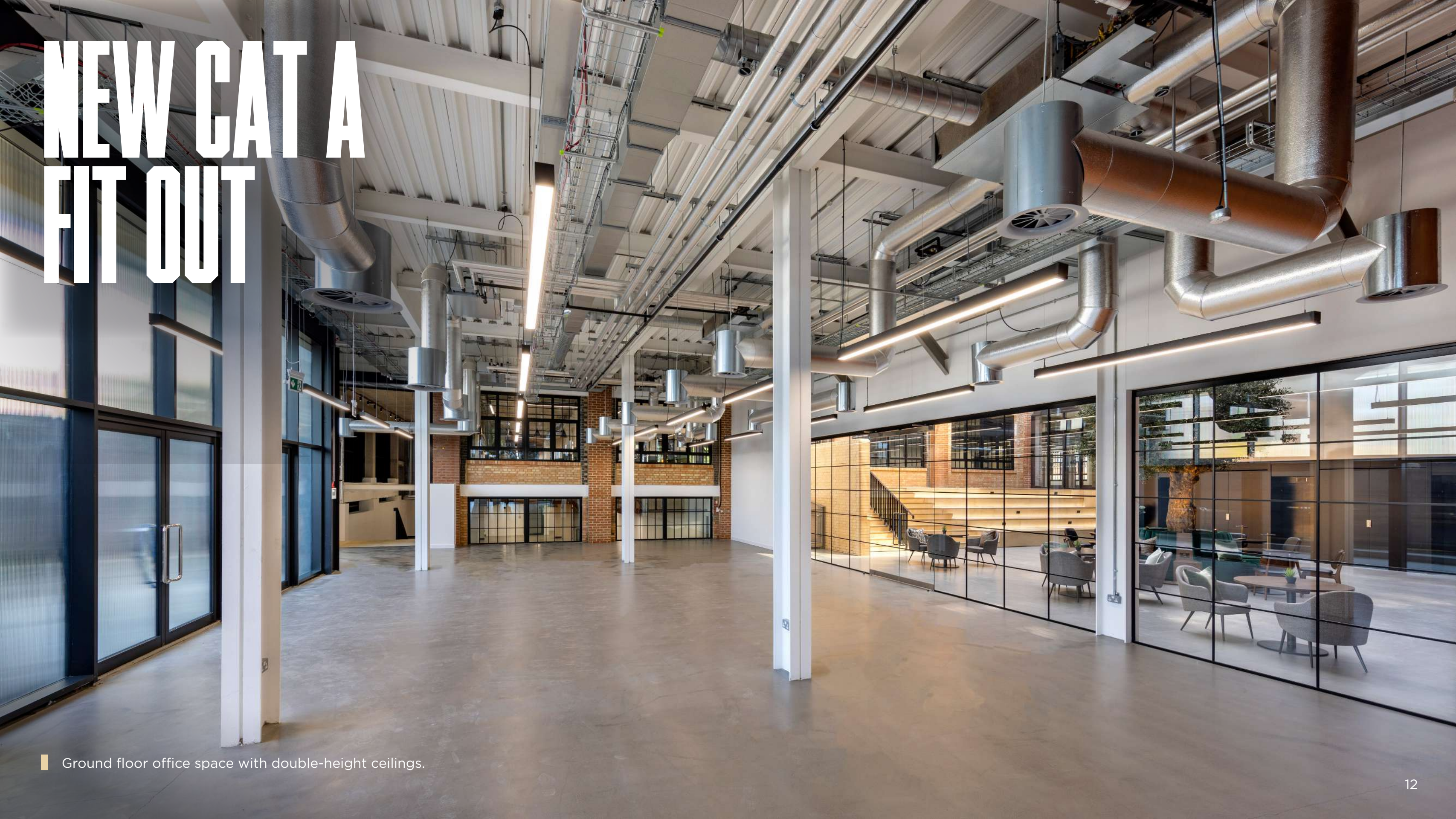


Triple-height atrium in South Wing.

HEADQUARTERS / CAMPUS BUILDING OPPORTUNITY



NEW CAT A FIT OUT



Ground floor office space with double-height ceilings.



**UP TO 28,606 SQ FT
ON A SINGLE FLOOR**

FLEXIBLE FLOORPLATES



■ Second floor office space indicative fit-out.

SUITABLE FOR EDUCATIONAL AND WORKSPACE USE

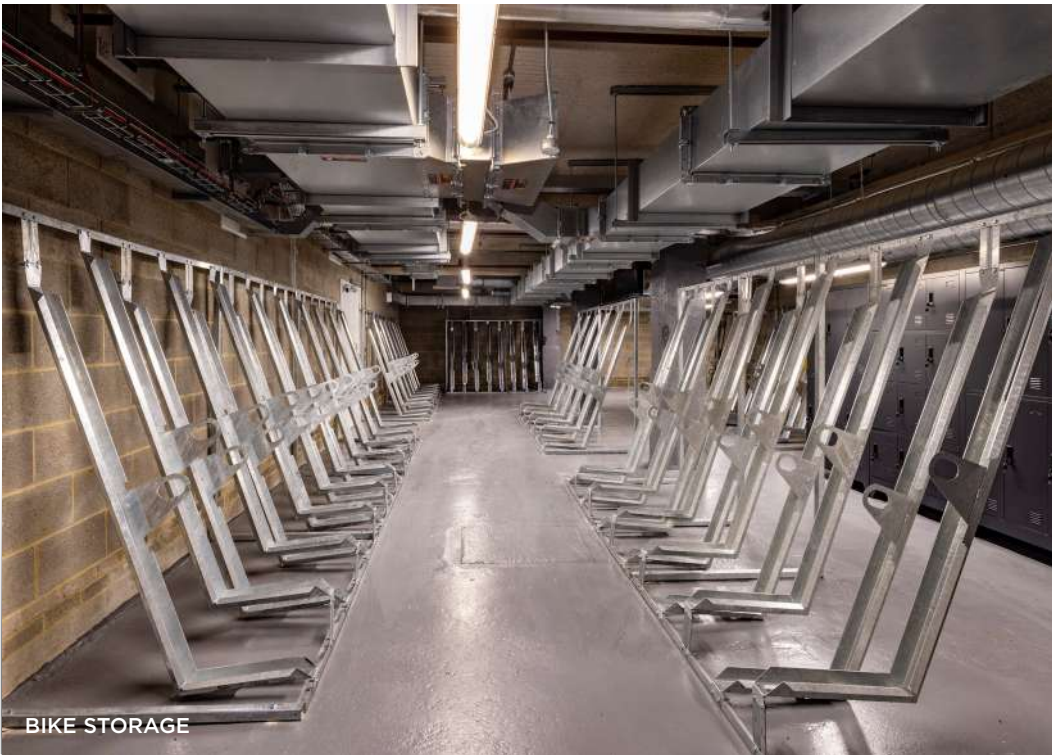
THE
PICKLE
FACTORY
BERMONDSEY, SE1

■ Classroom space indicative fit-out.

AMENITIES



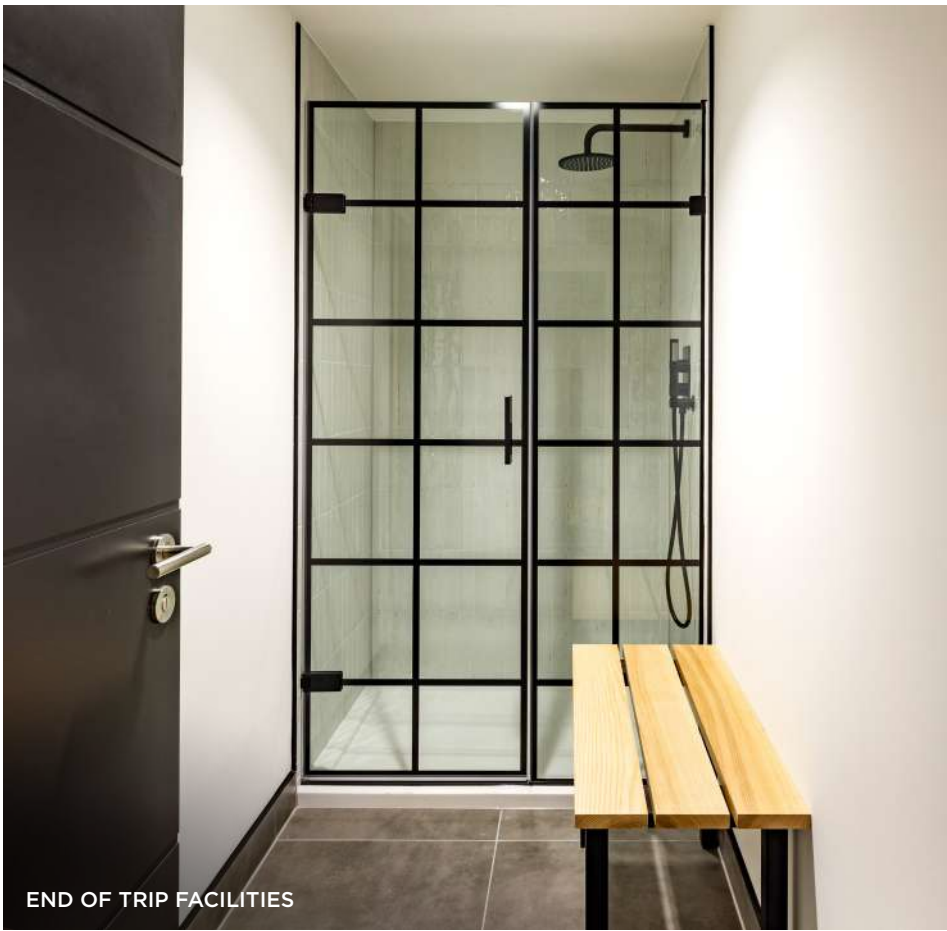
FITTED MEETING ROOMS



BIKE STORAGE



COMMUNAL AREA IN ATRIUM



END OF TRIP FACILITIES



LANDSCAPED GARDENS

THE SCHEME

➤ LOCATION

SPECIFICATION

ACCOMMODATION



THE SHARD

WALKIE TALKIE

ST PAUL'S

LONDON
BRIDGE STATION
⇌ Ⓧ ● ●

BOROUGH STATION
⇌ ●

BOROUGH MARKET

TOWER BRIDGE

SHAD THAMES

MALBY STREET
MARKET

BERMONDSEY STREET

← ELEPHANT &
CASTLE STATION
⇌ Ⓧ ● ●

BERMONDSEY SQUARE

BERMONDSEY
STATION →
⇌ Ⓧ ● ●

CRIMSCOTT STREET

THE
PICKLE
FACTORY

TANNERY ARTS

BERMONDSEY SPA
GARDENS

BERMONDSEY STREET

A SHORT WALK AWAY



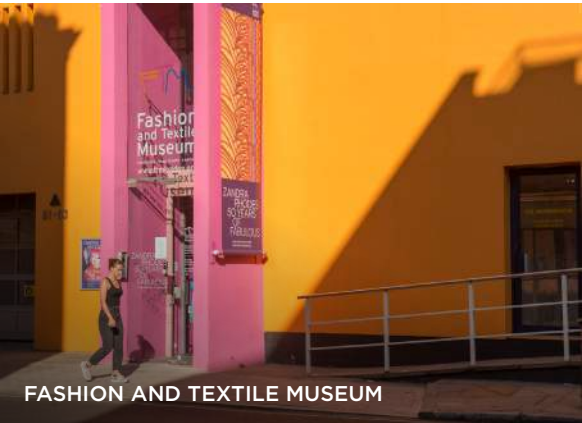
BERMONDSEY STREET



BERMONDSEY STREET



DINING ALFRESCO ON BERMONDSEY STREET



FASHION AND TEXTILE MUSEUM



COMPTOIR BAKERY BERMONDSEY



MOROCCO BOUND BOOKSHOP

LOCAL CULTURE

In a pocket of London known for its art, design and buzzing atmosphere, Bermondsey and the surrounding areas offer a wide variety of amenities. Take a walk to the local foodhalls, such as Vinegar Yard

and Mercato Metropolitano or visit one of the nearby art institutions. Bermondsey Spa Gardens and Southwark Park provides a respite from the busy city, with tennis courts, greenery and a view of the river.



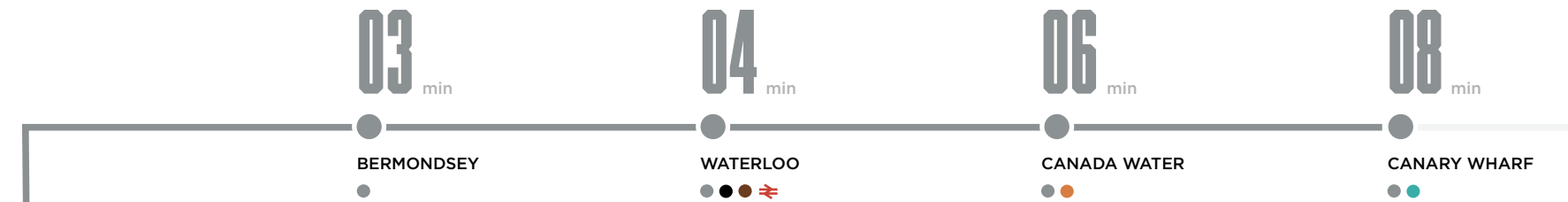
CONNECTIVITY

Whether it's an exhibition in Camberwell, a play on Southbank or a leisurely wander through a local street market, The Pickle Factory is perfectly placed to reach some of London's best destinations.

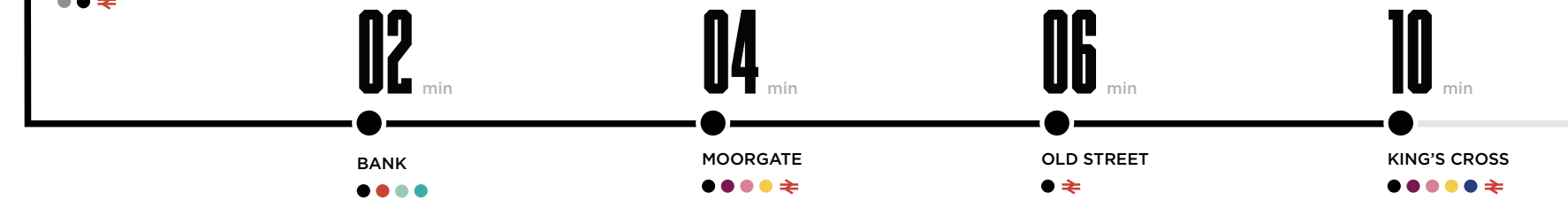
Just a 15-minute walk away, London Bridge Station connects you to Waterloo in 4 minutes and King's Cross in 10. Alternatively, the Bakerloo line from Elephant and Castle takes you to the West End in under 12 minutes - while closer to home, the gourmet street food of Maltby Street Market is just an 8-minute walk away.



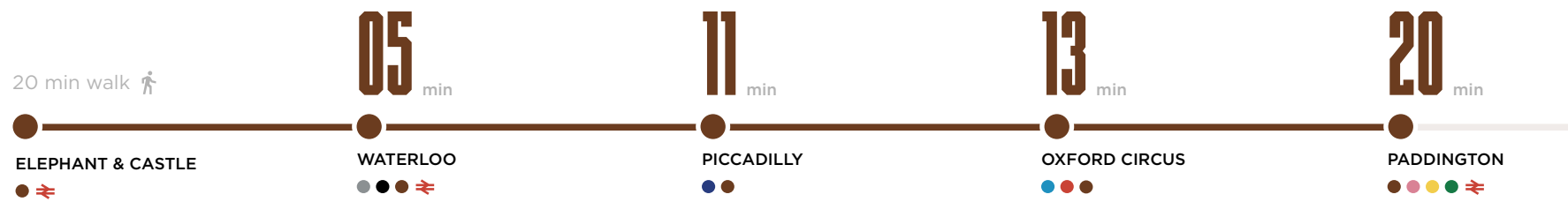
JUBILEE LINE



NORTHERN LINE



BAKERLOO LINE



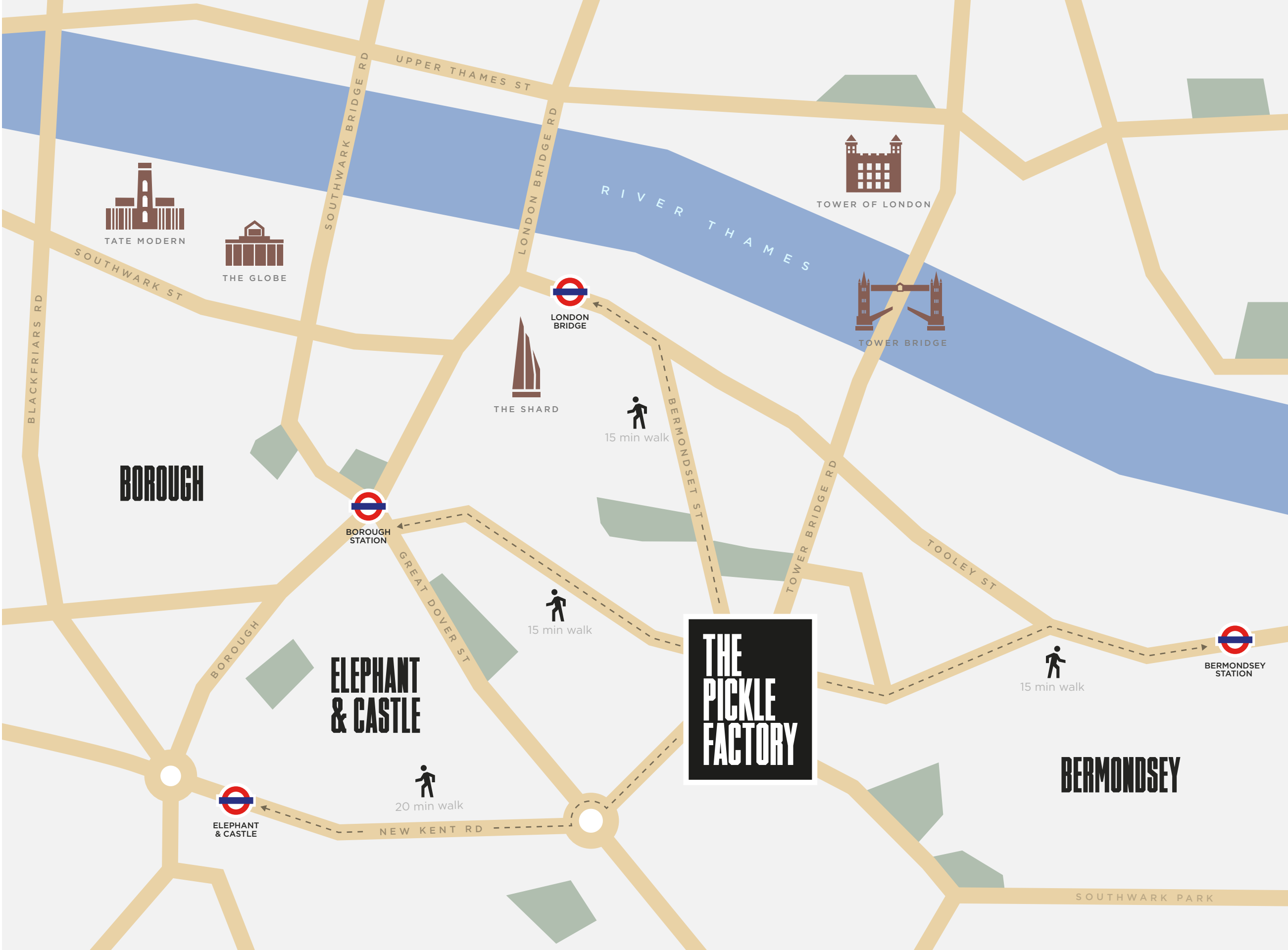
WALK



BIKE



THE LOCATION



LOCAL AMENITIES

FOOD & DRINK

- 01. Crol and Co South Bermondsey
- 02. SMOK'D
- 03. The Kernel Spa Road
- 04. Cloudwater
- 05. The Barrel Project
- 06. The Grange Pub
- 07. The Doodle Bar
- 08. Marquis Of Wellington
- 09. The Last Talisman
- 10. Bad Moon Cafe
- 11. Spit and Sawdust

FOOD MARKETS

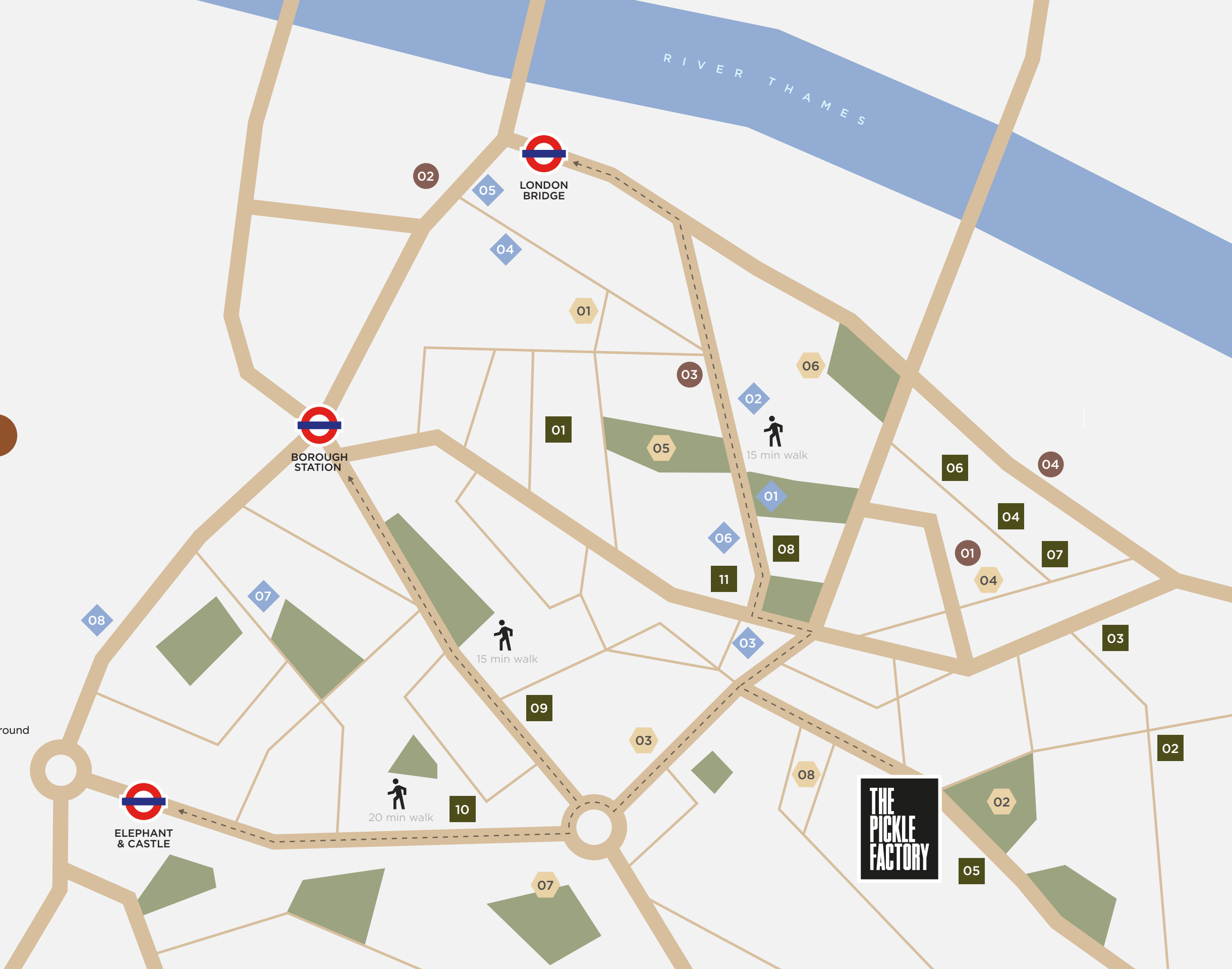
- 01. Maltby Street Market
- 02. Borough Market
- 03. Vinegar Yard
- 04. The Bermondsey Beer Mile

WELL BEING

- 01. Guy's Hospital
- 02. Bermondsey Spa Gardens
- 03. MoreYoga
- 04. Castro's Barbershop
- 05. Leathermarket Gardens Playground
- 06. Gym Nation
- 07. Salisbury Row (Park)
- 08. Anytime Fitness

CULTURE

- 01. Bermondsey street festival
- 02. Fashion and Textile Museum
- 03. The Arzner
- 04. Science Gallery
- 05. The Old Operating Theatre Museum
- 06. White Cube Bermondsey
- 07. Baitul Aziz Islamic Cultural Centre
- 08. Ministry of Sound



RARE SOUTH OF THE RIVER EDUCATIONAL OPPORTUNITY

Brand-new Grade A premises with a range of onsite and nearby amenities to enhance student experience and learning environments.

THE SCHEME

LOCATION

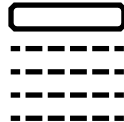
➤ SPECIFICATION

ACCOMMODATION

SUMMARY SPECIFICATIONS



Ground floor reception and large activated atrium



Base build density 1:8 sq m



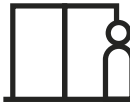
Air conditioned by way of exposed services



Openable windows



4 x passenger lifts



1 x goods lift serving the ground to lower ground floor



Contemporary suspended lighting



98 Bike racks



Fibre connectivity



Lockers



10 Showers



EPC B



Connection to district heating network



BREEAM Excellent

THE SCHEME

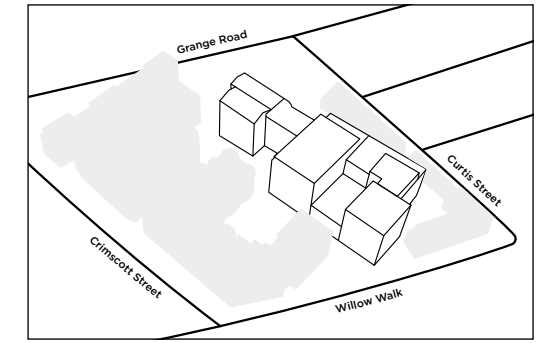
LOCATION

SPECIFICATION

➤ ACCOMMODATION

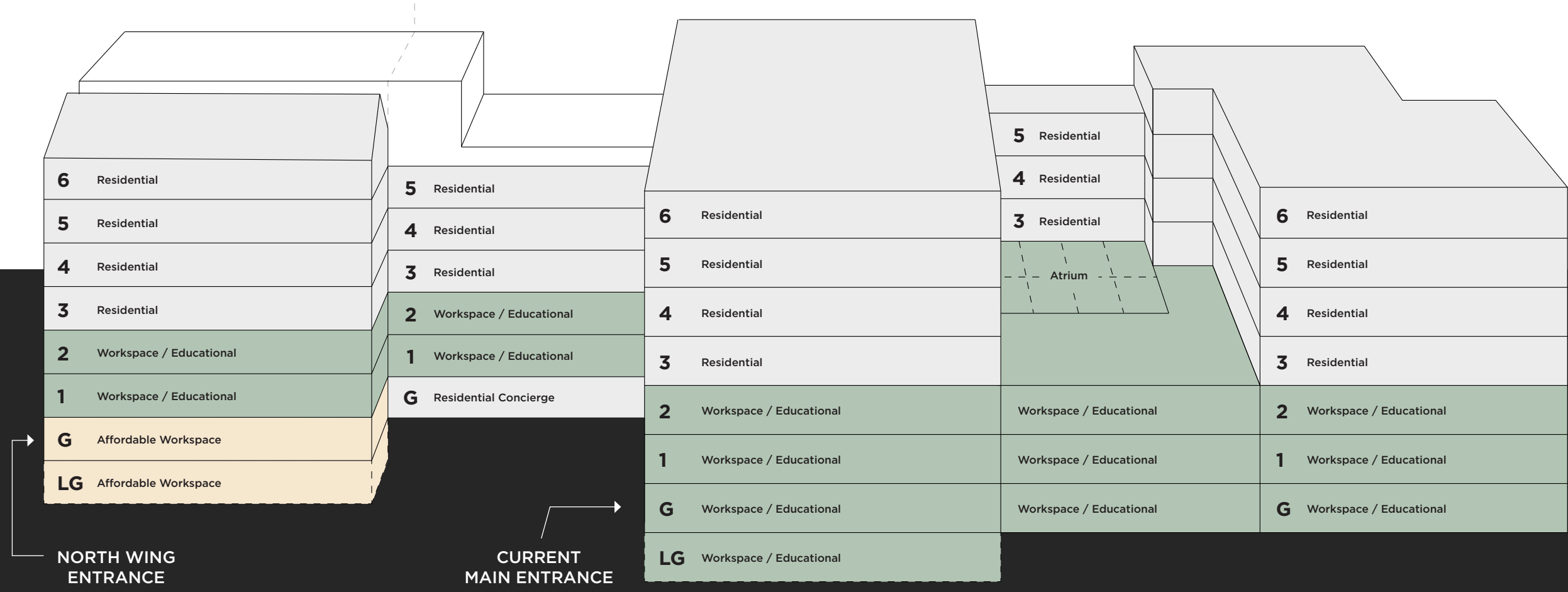
SCHEDULE OF AREAS

- Residential
- Workspace / Educational
- Affordable Workspace



← NORTH WING SOUTH WING →
 Self containable to provide a total of 19,790 sq. ft Self containable to provide a total of 66,364 sq. ft

2 nd	28,606 sq ft
1 st	28,259 sq ft
G	22,406 sq ft
LG	6,883 sq ft
Total	86,154 sq ft



NORTH WING ENTRANCE

CURRENT MAIN ENTRANCE

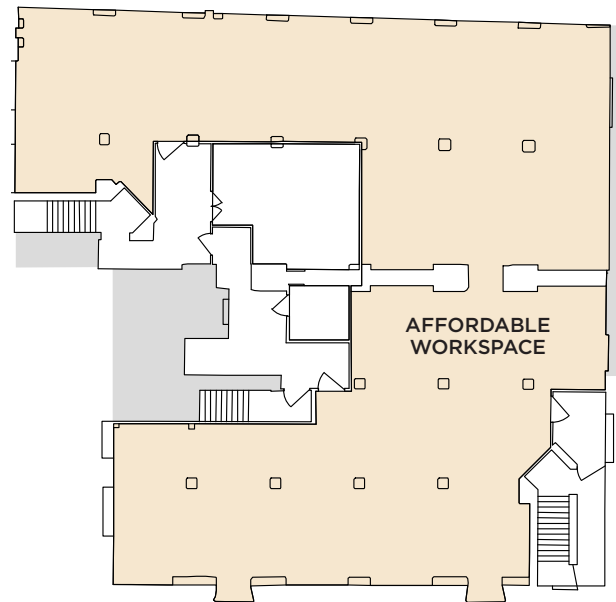
FLOOR PLANS



LOWER GROUND FLOOR

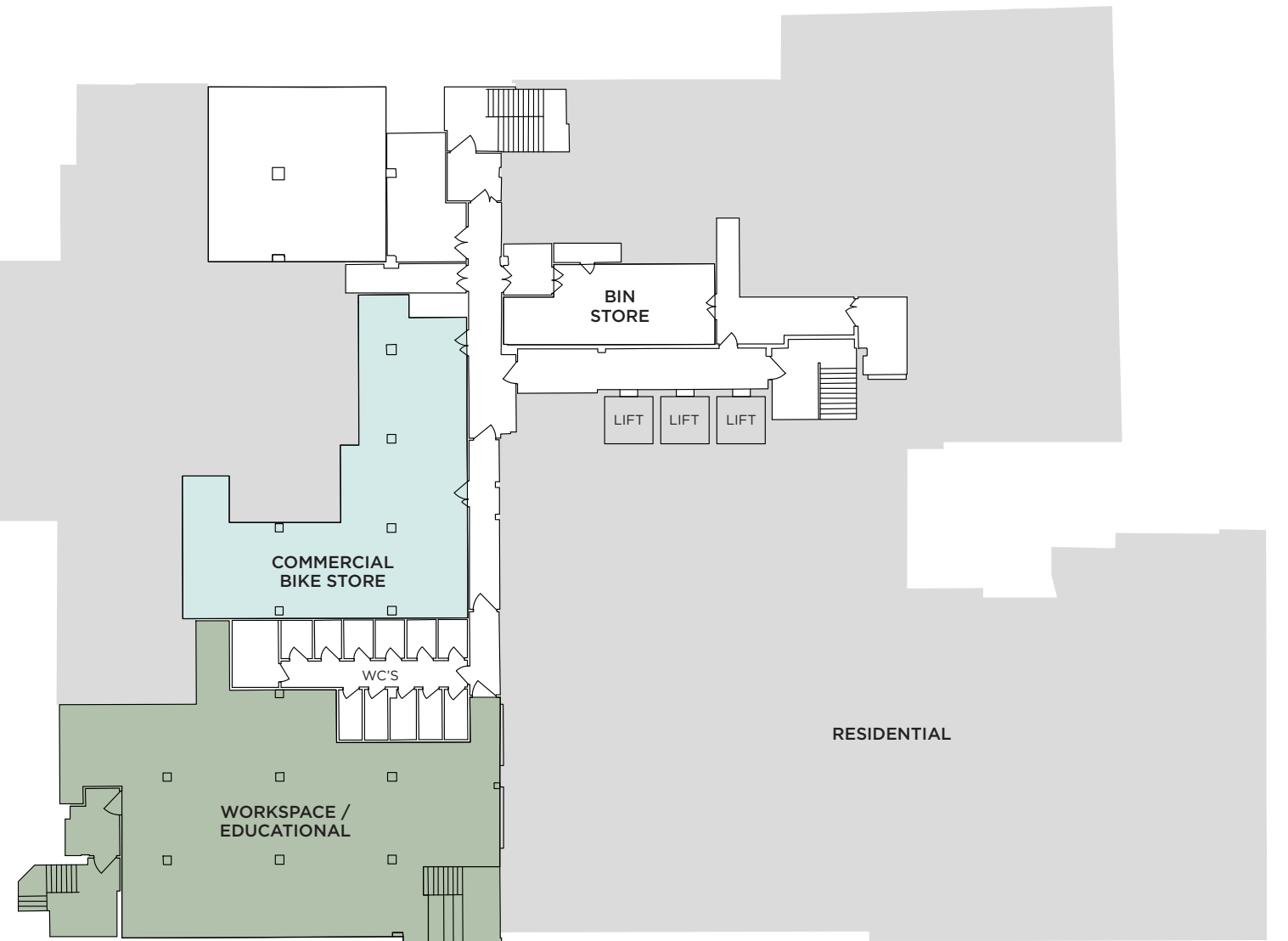
NORTH

4,393 sq ft
408 sq m



SOUTH

2,490 sq ft
231 sq m



Affordable Workspace
4,393 sq ft | 408 sq m

Workspace / Educational
2,490 sq ft | 231 sq m

Total Floorplan
6,883 sq ft | 639 sq m

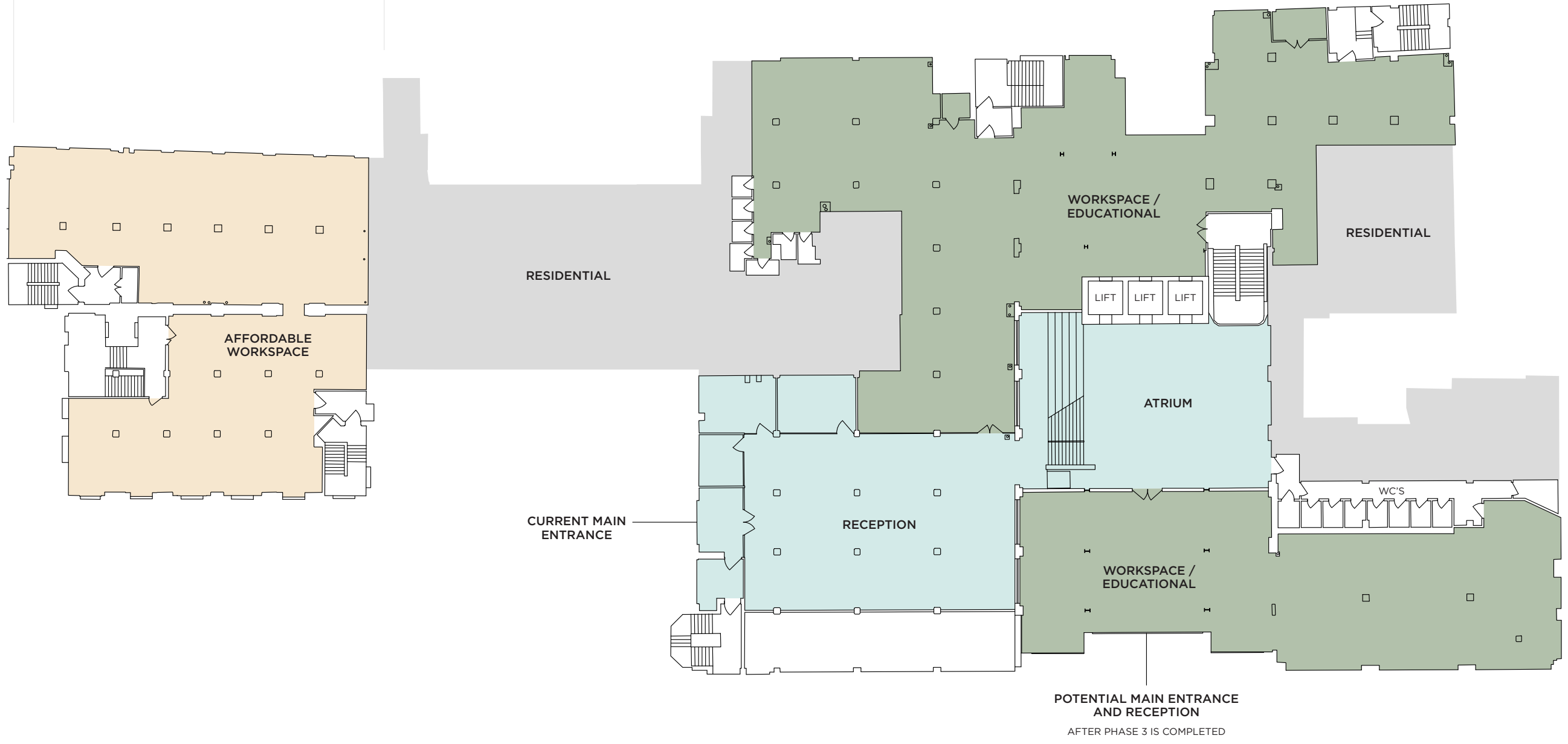
GROUND & UPPER GROUND FLOORS

NORTH

5,008 sq ft
465 sq m

SOUTH

17,398 sq ft
1,616 sq m



- Affordable Workspace
5,008 sq ft | 465 sq m
- Workspace / Educational
17,398 sq ft | 1,616 sq m
- Reception & Atrium
5,518 sq ft | 513 sq m
- Total Floorplan
22,406 sq ft | 2,081 sq m

POTENTIAL MAIN ENTRANCE AND RECEPTION
AFTER PHASE 3 IS COMPLETED

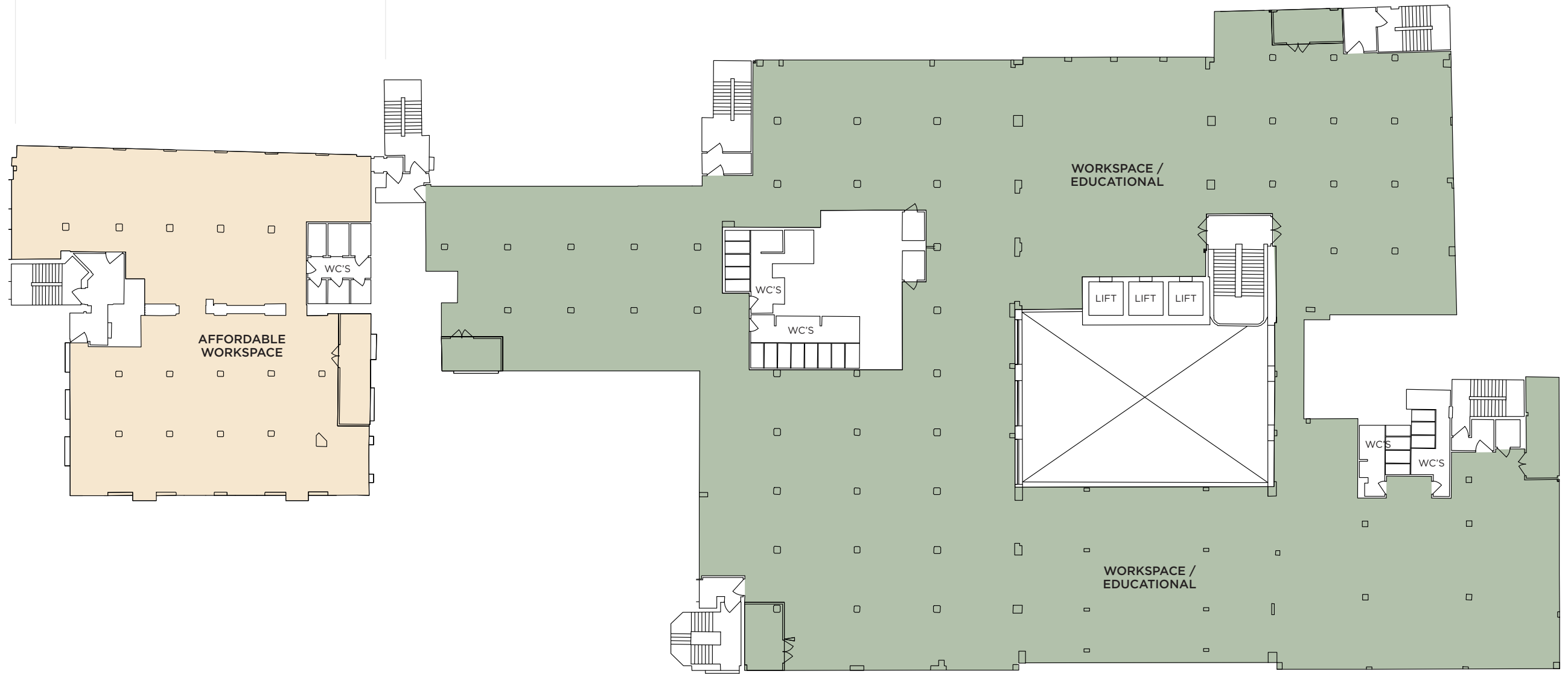
FIRST FLOOR

NORTH

5,184 sq ft
482 sq m

SOUTH

23,075 sq ft
2,144 sq m



Affordable Workspace
5,184 sq ft | 482 sq m

Workspace / Educational
23,075 sq ft | 2,144 sq m

Total Floorplan
28,259 sq ft | 2,625 sq m

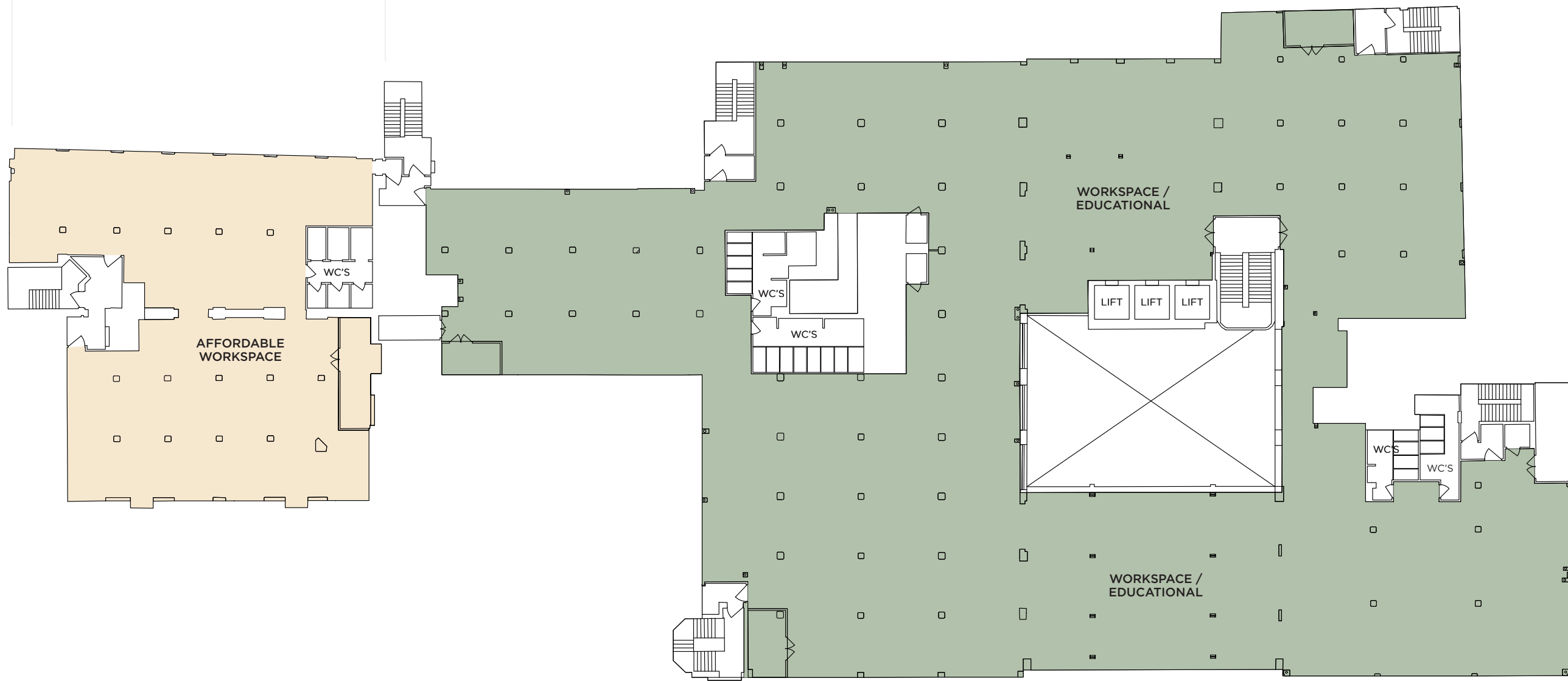
SECOND FLOOR

NORTH

5,205 sq ft
484 sq m

SOUTH

23,401 sq ft
2,174 sq m



Affordable Workspace
5,205 sq ft | 484 sq m

Workspace / Educational
23,401 sq ft | 2,174 sq m

Total Floorplan
28,606 sq ft | 2,658 sq m

SPACE PLANS FOR: EDUCATION



BASEMENT FLOOR

EDUCATION SPACE PLAN

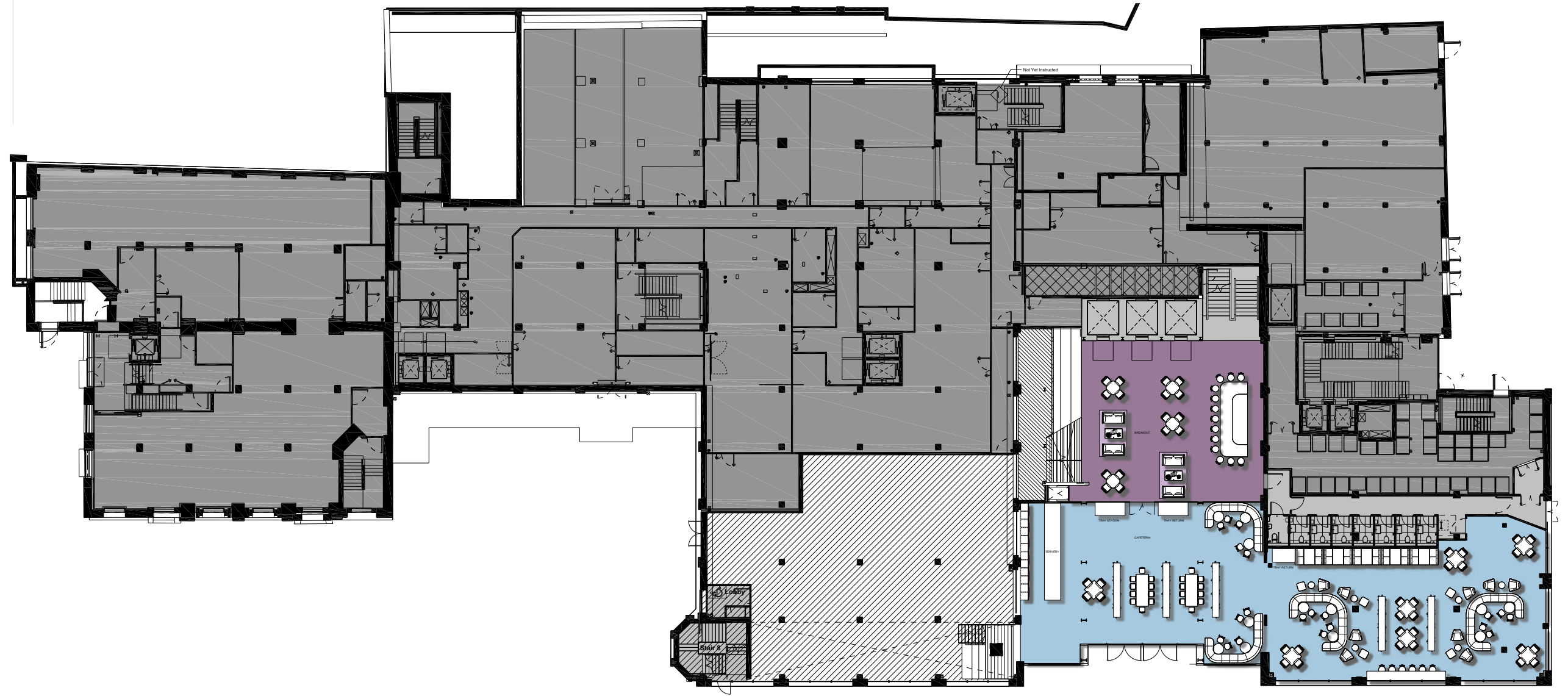
● Offices	3
● Meeting rooms	6
● Wellness	1
● Facilities	8
● Breakout	3



GROUND FLOOR

EDUCATION SPACE PLAN

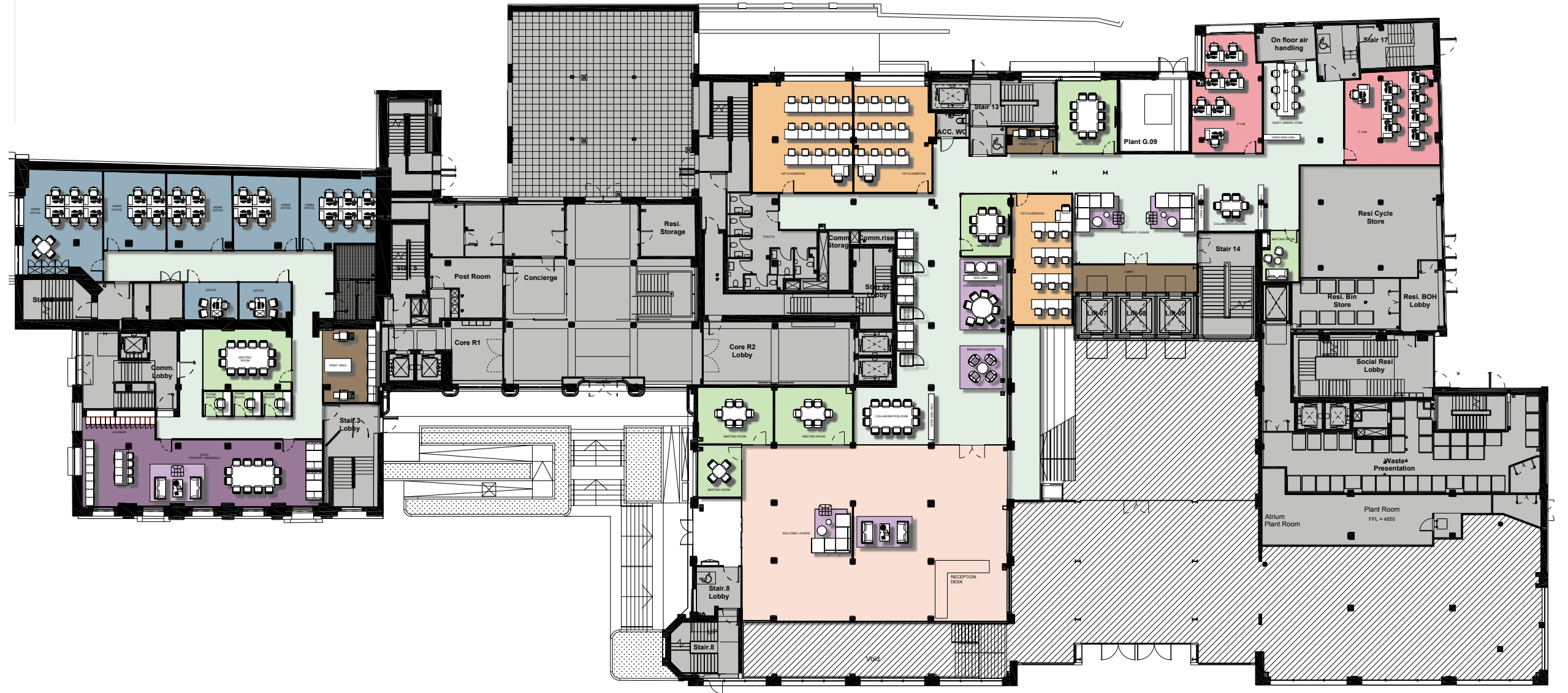
- Breakout 1
- Cafeteria 1



UPPER GROUND FLOOR

EDUCATION SPACE PLAN

Reception	1
Offices	7
Meeting rooms	10
Facilities	3
Breakout	7
Classrooms	3
IT lab	2



FIRST FLOOR

EDUCATION SPACE PLAN

Reception	1
Offices	7
Meeting rooms	9
Wellness	6
Facilities	3
Breakout	4
Classrooms	6
IT lab	3
Lecture halls	2
Auditorium	1
Library	1
Teapoint	1



SECOND FLOOR

EDUCATION SPACE PLAN

Reception	1
Offices	6
Meeting rooms	3
Facilities	1
Breakout	7
Classrooms	20
IT lab	1
Teapoint	1



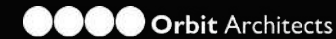
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