

# Southwark Urban Logistics

MANDELA WAY  
BERMONDSEY

New **167,660 sq ft** multi-level industrial warehouse with adaptable floor plates from **32,411 sq ft**, capable of being subdivided.

**Available Now**



London  
Urban Logistics

SE1 5SZ  
///MANAGE.DOING.VALUE  
LONDONURBANLOGISTICS.COM



# Contents.

Introduction 01

Aerial 03

Location 05

Overview 07

Ground Floor 11

Mezzanine Office Level 13

First Floor 15

Second Floor 17

Third Floor 19

Second Floor Sub-division 21

Third Floor Sub-division 23

Demographics 25

Efficiency 26

Multi-level Approach 27



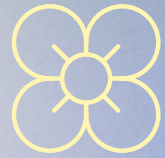


# Big capacity located in central London.



## Location

Reach over 800,000 residents within a 15 minute drive time plus smooth access to the City and West End.



## Sustainability

Brand new sustainable industrial/warehouse scheme in Bermondsey focusing on employee wellbeing with communal breakout areas & eco design.



## Flexibility

Adaptable building that can cater to a number of different industrial/warehouse occupiers.



Unrivalled  
location.

Southwark  
Urban Logistics

Southwark Urban Logistics is located within one of central London's most established industrial areas - already home to several logistics operators including Royal Mail, DPD, City Sprint and more.

Elephant and Castle

London Bridge Station

City of London

Tower Bridge

Royal Mail

FedEx

dpd

A2  
Old Kent Road

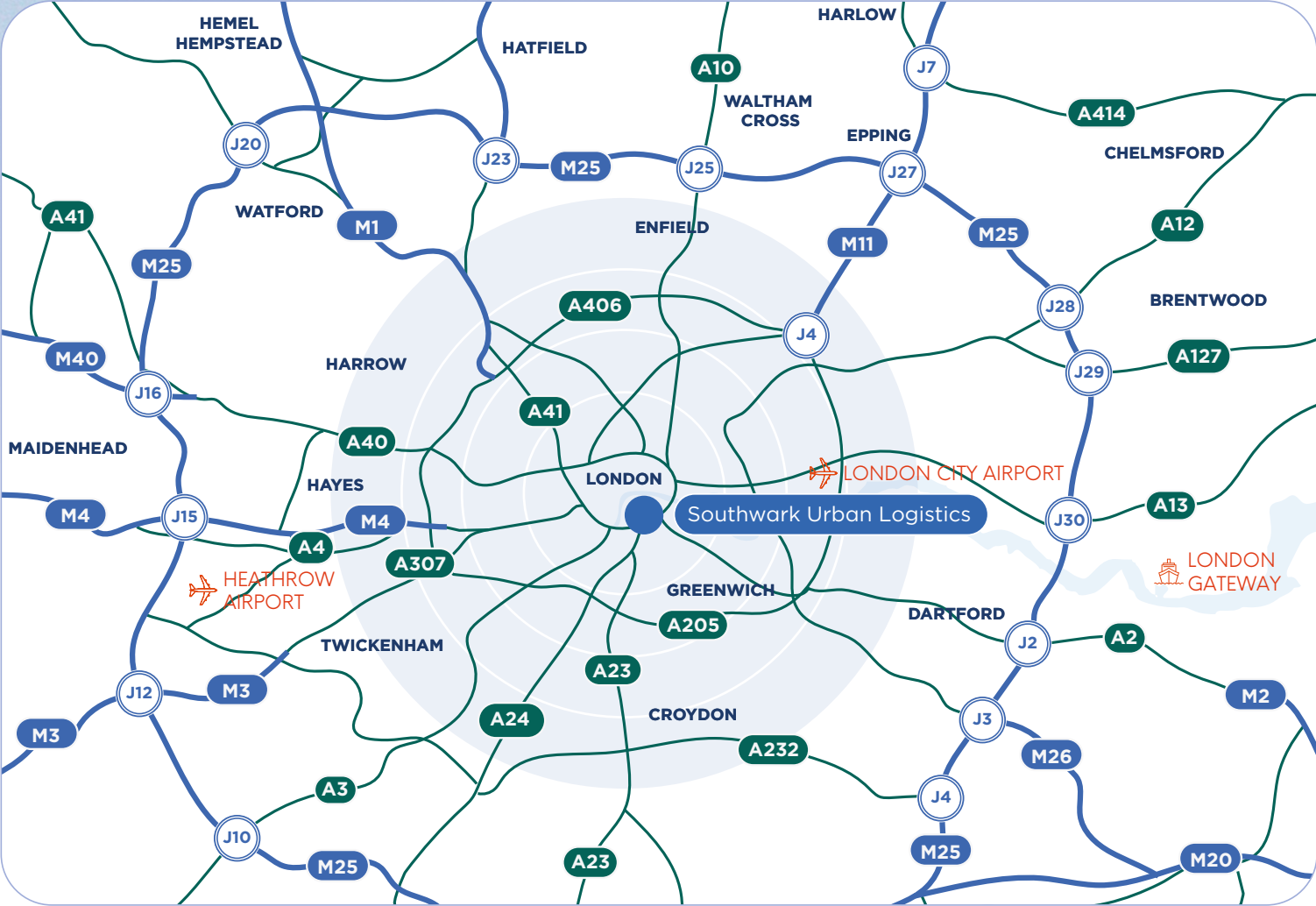
Mandela Way



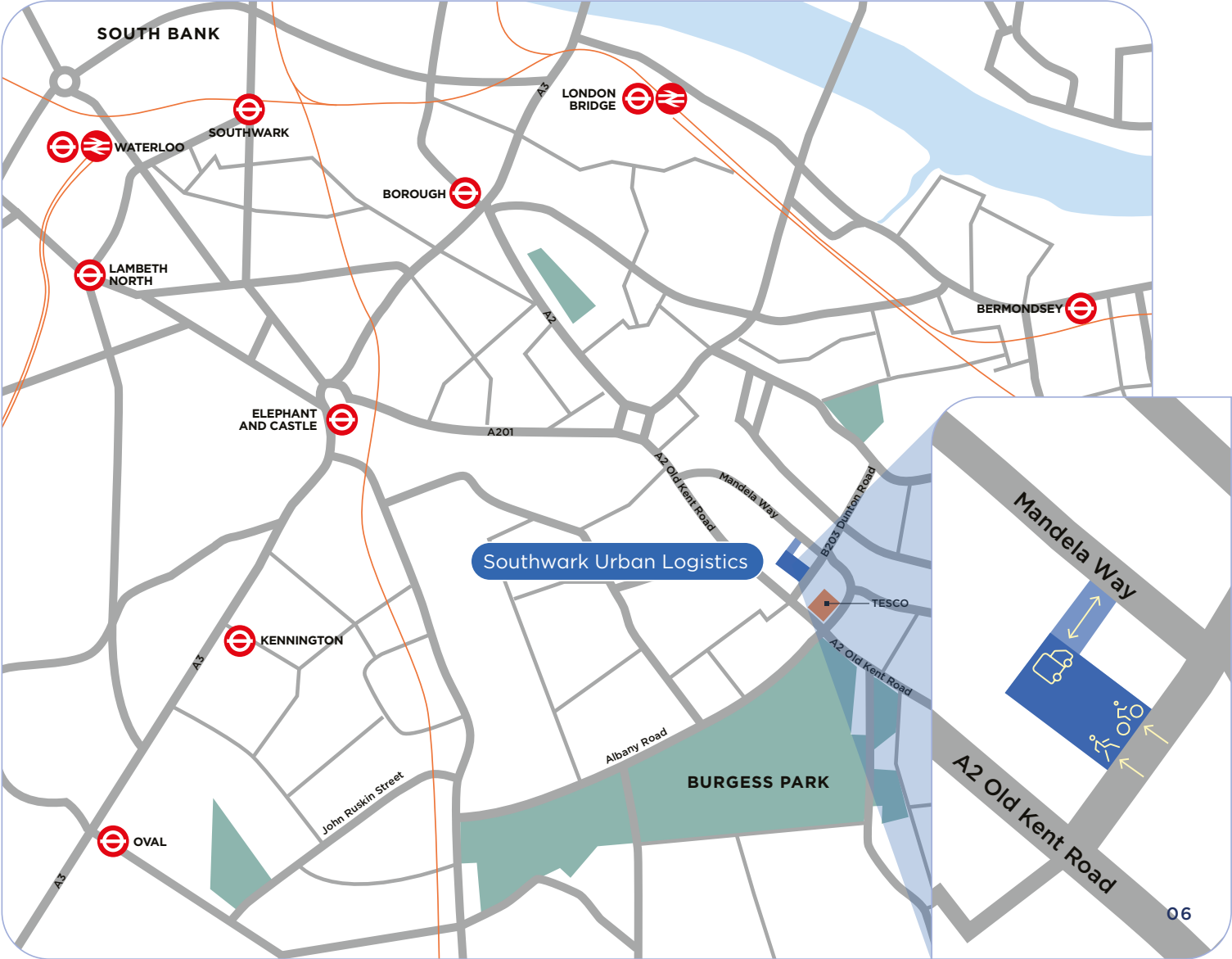


# Positioned to deliver.

Southwark Urban Logistics is located immediately off the A2, perfectly positioned for inbound transportation and delivery into central London locations.



By road	Miles	By locations	Miles	By rail	Miles
A2	0.1	City of London	1.5	Elephant & Castle	1.1
A40	6.2	Borough Market	1.8	Borough	1.1
A205	4.4	Farringdon	3.9	Kennington	1.4
A406	8.8	Battersea Park	4.1	London Bridge	1.5
M4 J1	10.2	Mayfair	4.6	Waterloo	2








# Sustainable and wellbeing focused industrial building.


Up to 167,660 sq ft of flexible industrial / warehouse floorspace available.


Designed for world class logistics, Southwark Urban Logistics includes an impressive arrival experience and reception space, under cover service yard for 24-hour operations, shared breakout space with meeting and lounge area and a sustainable approach to building amenities.


- 


Targeting BREEAM 'Outstanding'
- 


Targeting EPC A+
- 


PV array potential to generate circa 315kW peak
- 


Ecological features
- 


Communal terrace
- 


52 dedicated cycle parking spaces
- 

2 MVA building power capacity
- 

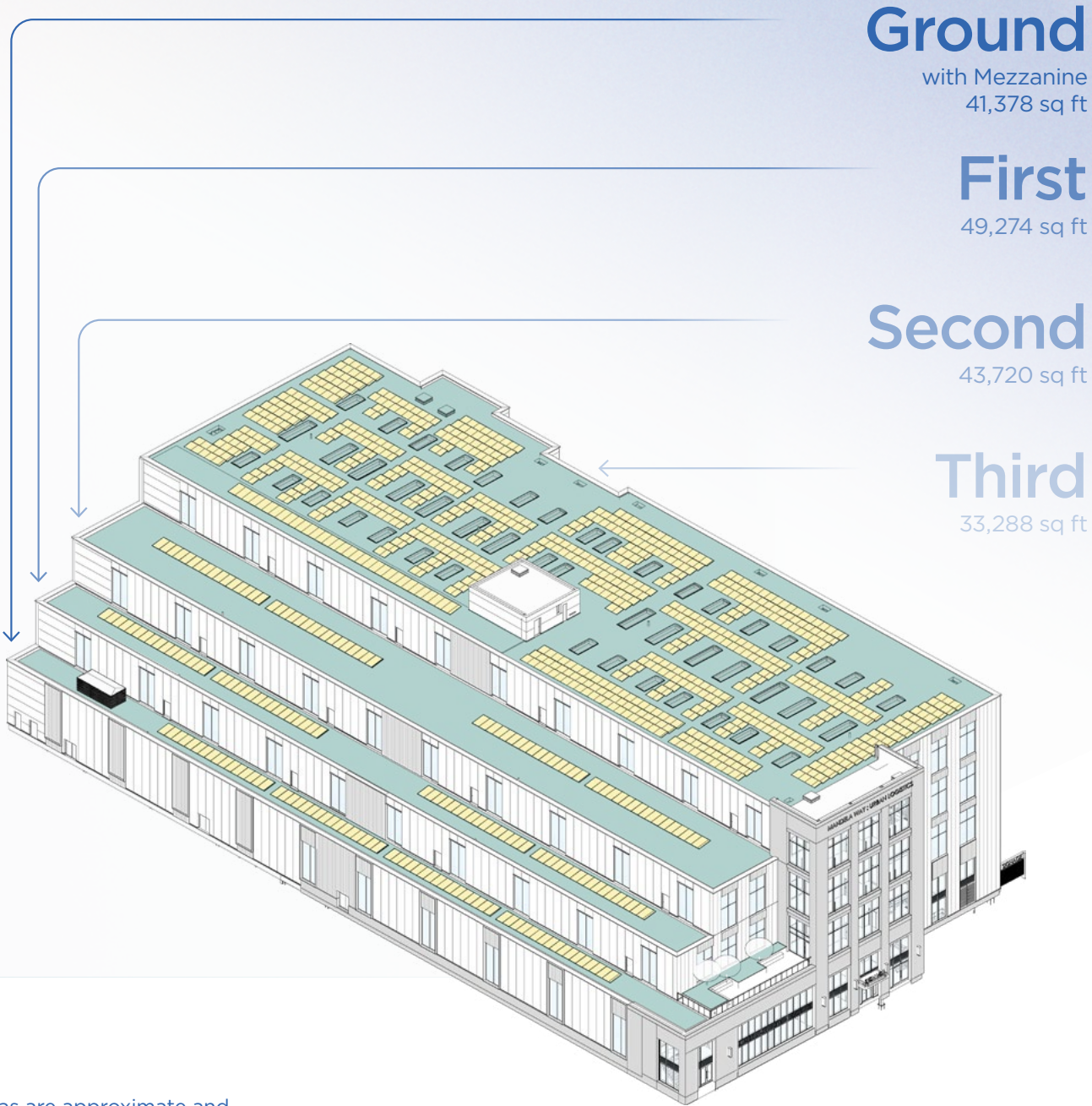
Reception / welcome desk at main entrance
- 

Shared yard
- 

6 fast car charging points and 6 rapid van charging points
- 

Sprinkler system
- 

Office finished to shell and core specification for tenant fit out options



All areas are approximate and calculated on a Gross Internal Basis.

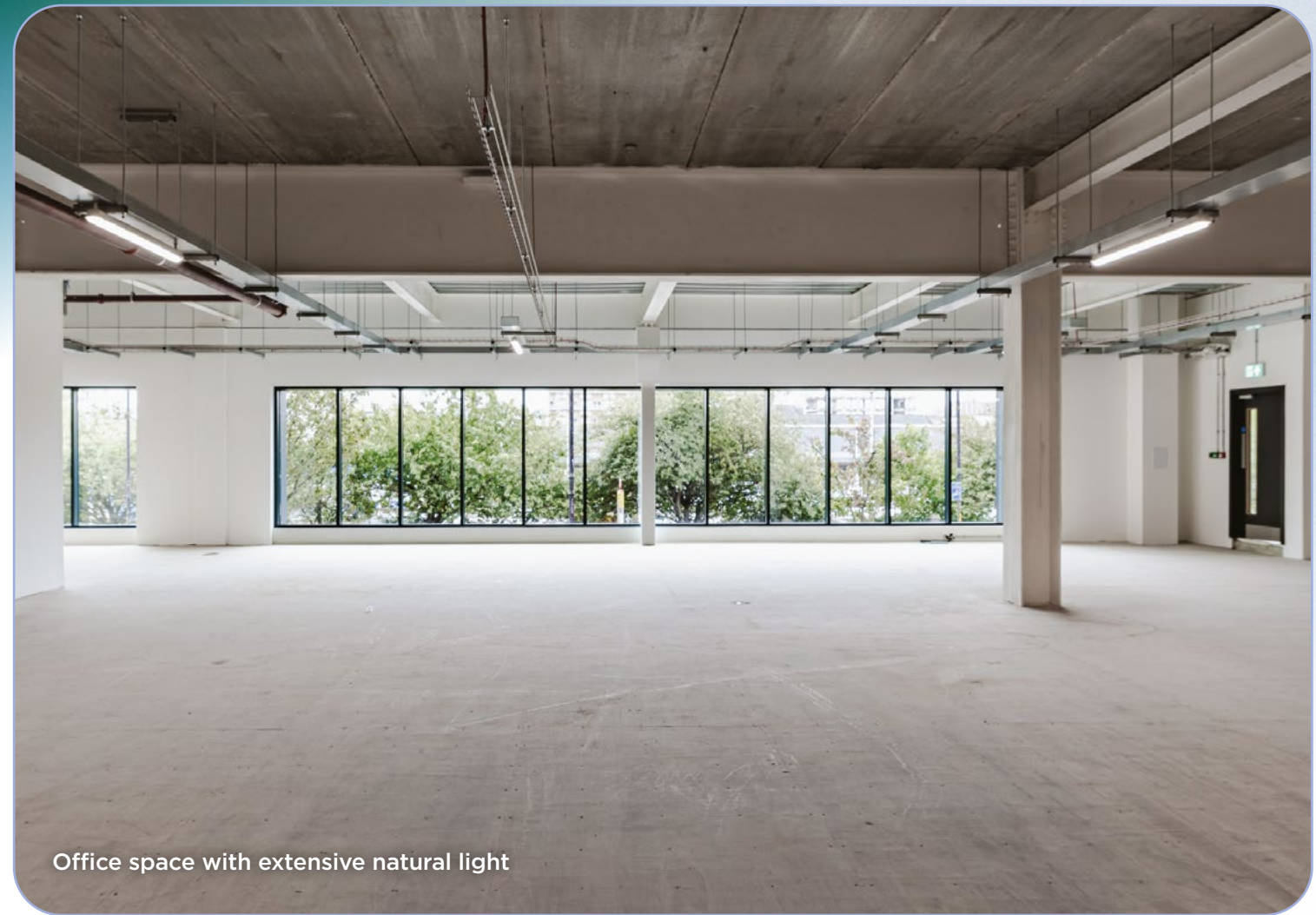


# High quality amenities.

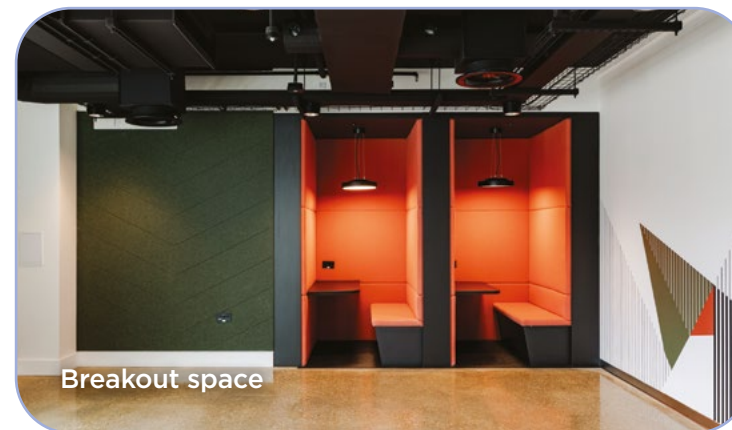


09

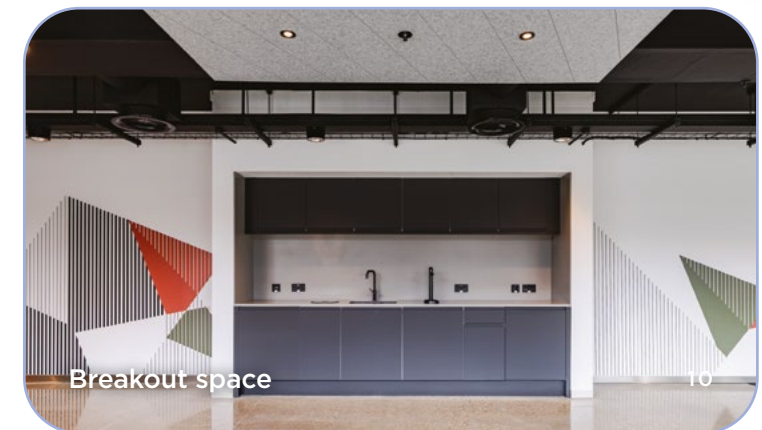
Terrace space



Office space with extensive natural light



Breakout space



Breakout space

10



# Ground Floor

## 32,411 sq ft.

The ground floor features two entrances: one for pedestrians/employees on Dunton Road, and another for goods vehicles and cargo bikes on Mandela Way. It includes a covered yard with level and dock-level loading, separate lifts for cargo bikes and heavy goods, and 52 cycle spaces. The warehouse offers 50kN/m<sup>2</sup> floor loading and a mezzanine office.



2 level access, 4 lift level access & 3 dock level loading doors



Three 8 person passenger lifts & Three 10 person passenger lifts



Five 5.4 tonne heavy goods lifts & Three 3.5 tonne cargo bike lifts



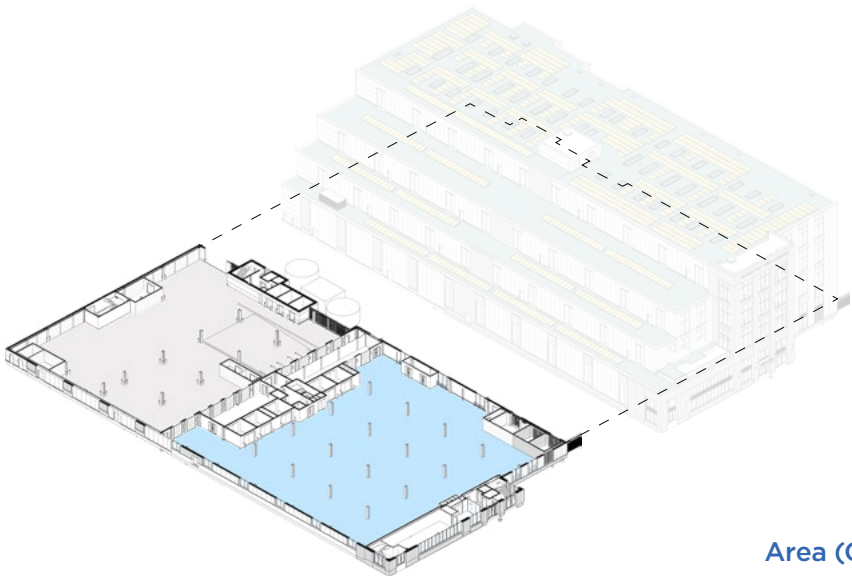
10m x 10m column spacing



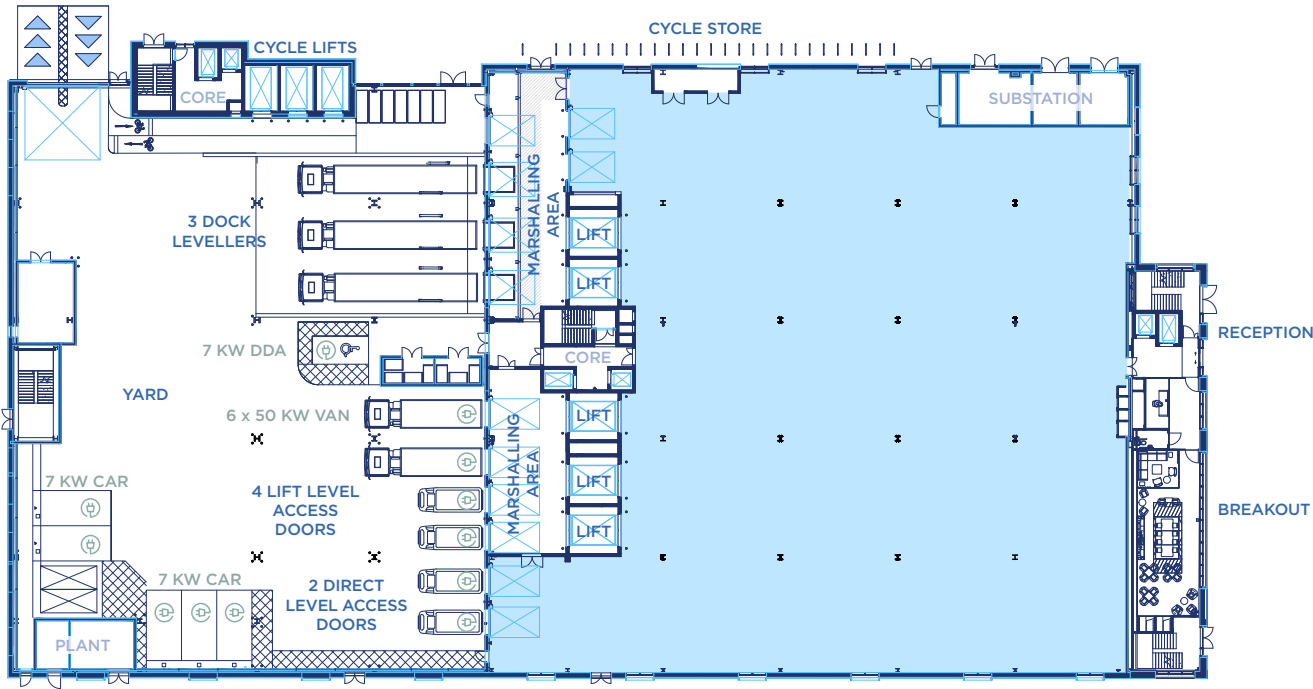
6m minimum clear height



50kN/m<sup>2</sup> floor loading



Floor	Area (GIA)
Third	33,288 sq ft
Second	43,720 sq ft
First	49,274 sq ft
Mezzanine Office Area	7,708 sq ft
Ground	32,411 sq ft
Reception + Breakout Area	1,259 sq ft





# Mezzanine Office Level

## 7,708 sq ft.

The ground floor industrial unit has its own mezzanine office space, adaptable to meet the needs of the main industrial operation. Accessible via stairs or lift, the mezzanine space can be adapted to include shower facilities, kitchenette, and a flexible working environment.



Office finished to shell and core specification for tenant fit out options



Exposed concrete ceiling



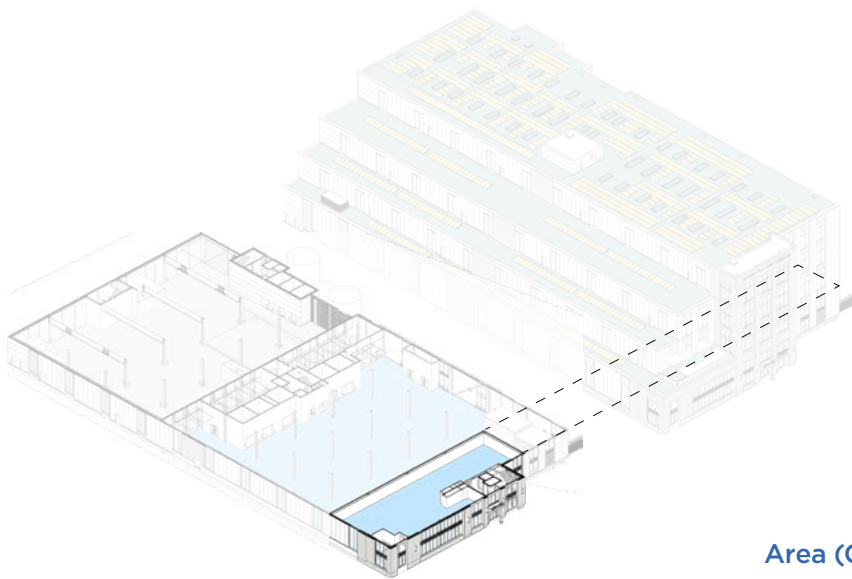
2.5kN/m<sup>2</sup> floor loading



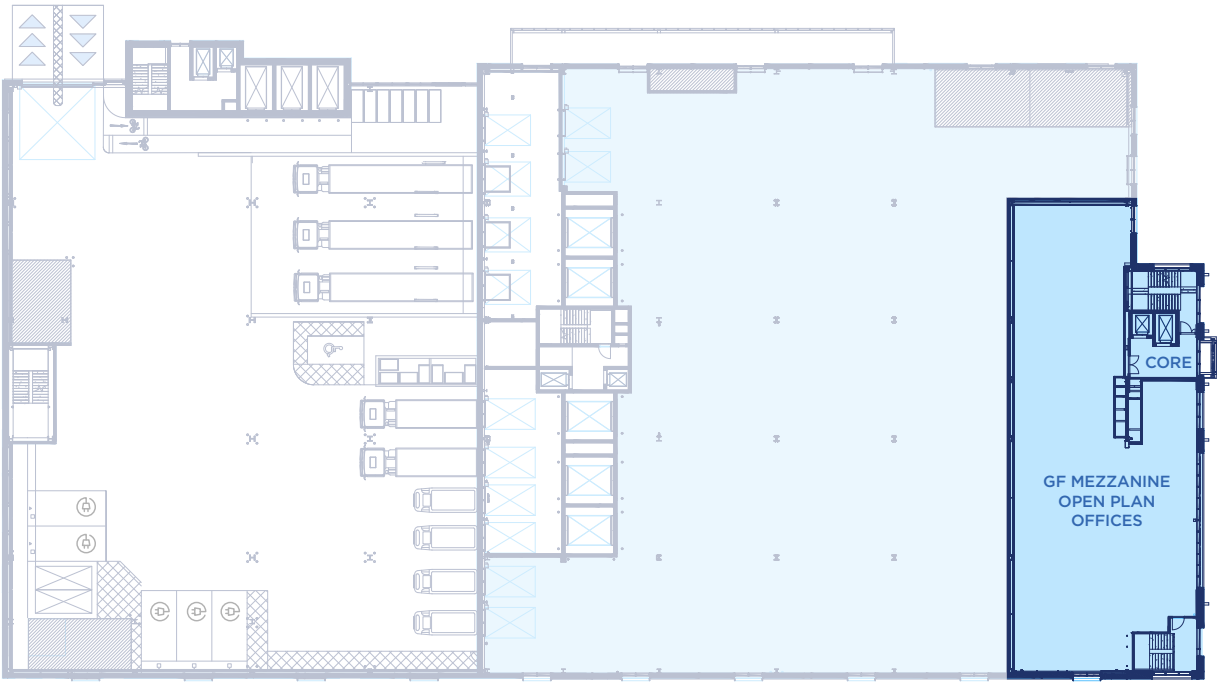
Extensive natural light



Passenger lift



Floor	Area (GIA)
Third	33,288 sq ft
Second	43,720 sq ft
First	49,274 sq ft
Mezzanine Office Area	7,708 sq ft
Ground	32,411 sq ft
Reception + Breakout Area	1,259 sq ft





# First Floor

## 49,274 sq ft.

Goods arrive on the first floor via a bank of central industrial goods lifts – designed to service the entire space. Separate cycle lifts for goods dispatch are also available, for smoother delivery operations.



4m minimum  
clear height



10m x 10m  
column spacing



Five 5.4 tonne heavy goods lifts &  
Three 3.5 tonne cargo bike lifts



25kN/m<sup>2</sup>  
floor loading



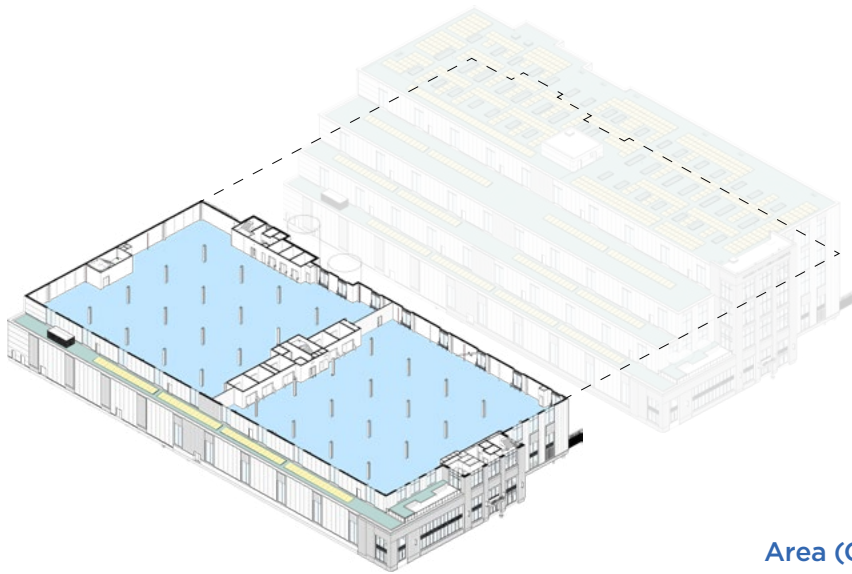
2 WCs and ability  
to install more



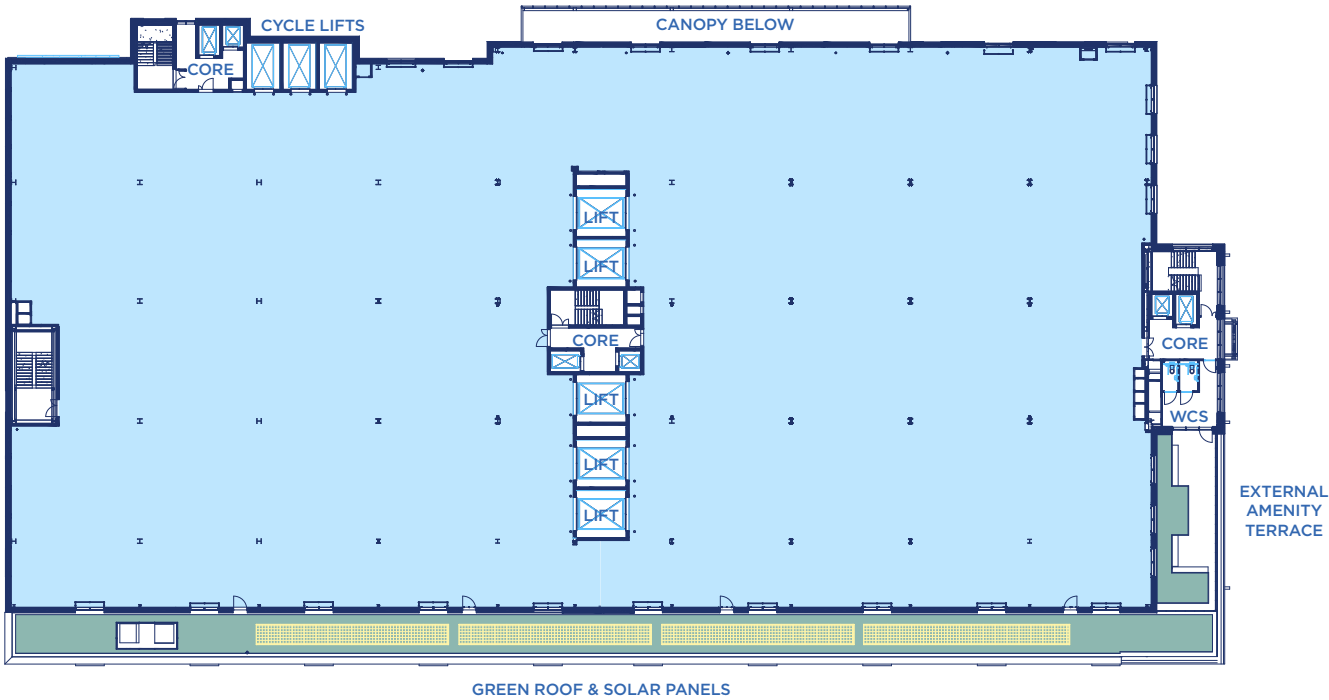
Three 8 person passenger lifts &  
Three 10 person passenger lifts



Extensive  
natural light



Floor	Area (GIA)
Third	33,288 sq ft
Second	43,720 sq ft
First	49,274 sq ft
Mezzanine Office Area	7,708 sq ft
Ground	32,411 sq ft
Reception + Breakout Area	1,259 sq ft





# Second Floor

## 43,720 sq ft.

Goods arrive on the second floor via a bank of central industrial goods lifts – designed to service the entire space. Separate cycle lifts for goods dispatch are also available, for smoother delivery operations.



4m minimum  
clear height



10m x 10m  
column spacing



Five 5.4 tonne heavy goods lifts &  
Three 3.5 tonne cargo bike lifts



15kN/m<sup>2</sup>  
floor loading



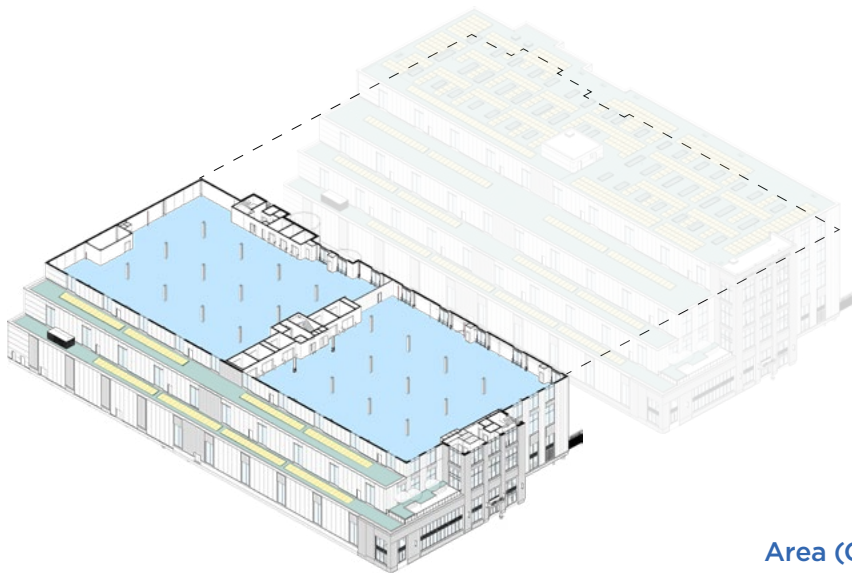
2 WCs and ability  
to install more



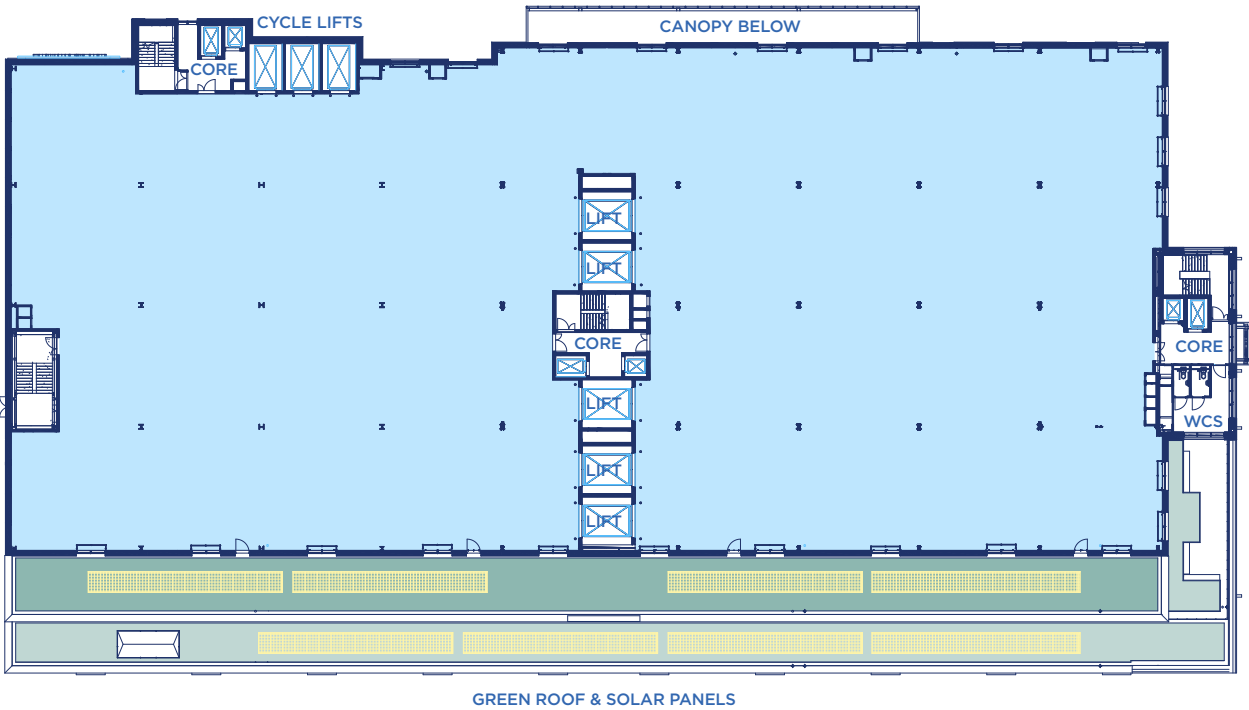
Three 8 person passenger lifts &  
Three 10 person passenger lifts



Extensive  
natural light



Floor	Area (GIA)
Third	33,288 sq ft
Second	43,720 sq ft
First	49,274 sq ft
Mezzanine Office Area	7,708 sq ft
Ground	32,411 sq ft
Reception + Breakout Area	1,259 sq ft





# Third Floor

## 33,288 sq ft.

Goods arrive on the third floor via a bank of central industrial goods lifts – designed to service the entire space. Separate cycle lifts for goods dispatch are also available, for smoother delivery operations.



4m minimum  
clear height



10m x 10m  
column spacing



Five 5.4 tonne heavy goods lifts &  
Three 3.5 tonne cargo bike lifts



15kN/m<sup>2</sup>  
floor loading



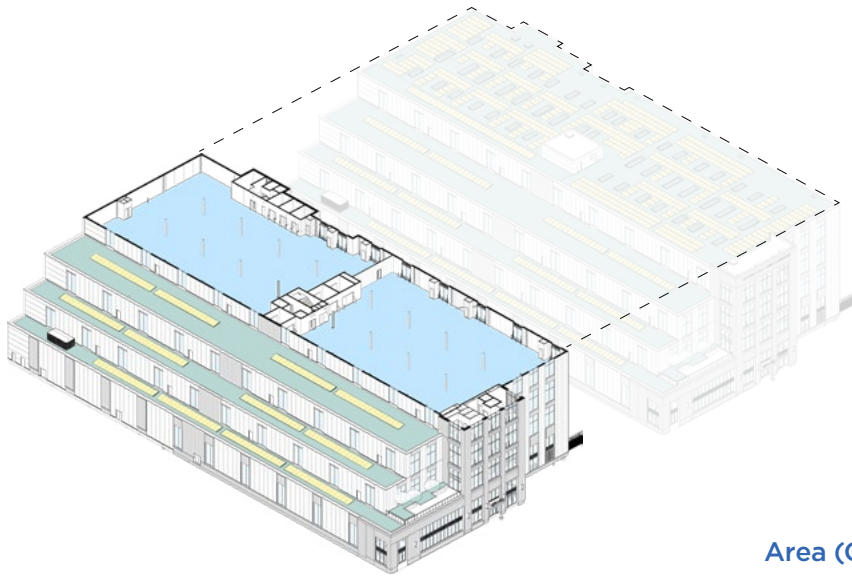
2 WCs and ability  
to install more



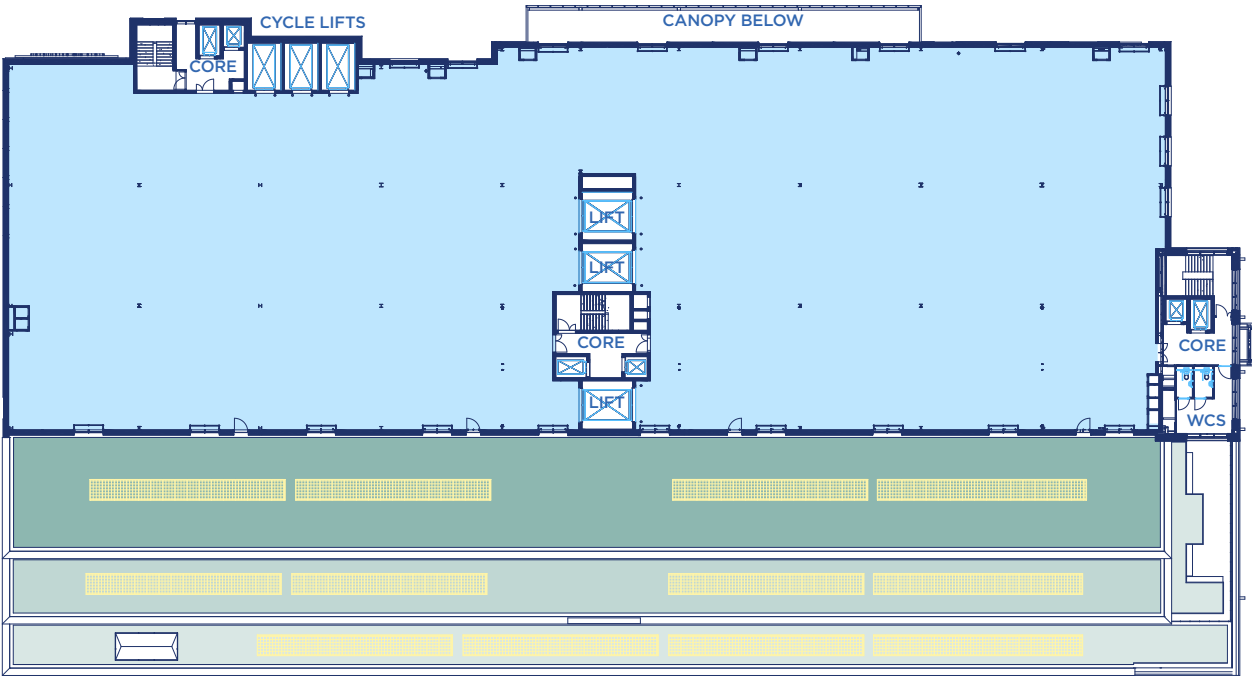
Three 8 person passenger lifts &  
Three 10 person passenger lifts



Extensive  
natural light



Floor	Area (GIA)
Third	33,288 sq ft
Second	43,720 sq ft
First	49,274 sq ft
Mezzanine Office Area	7,708 sq ft
Ground	32,411 sq ft
Reception + Breakout Area	1,259 sq ft



GREEN ROOF & SOLAR PANELS



# Second Floor, Indicative Sub-division 43,720 sq ft

Southwark Urban Logistics has the potential to sub-divide the second and third floors. Indicative layout to the right, for further information, please contact the letting agents.



4m Minimum clear height



8 WCs and ability to install more



Three 5.4 tonne heavy goods lifts & Three 3.5 tonne cargo bike lifts



15kN/m<sup>2</sup> floor loading



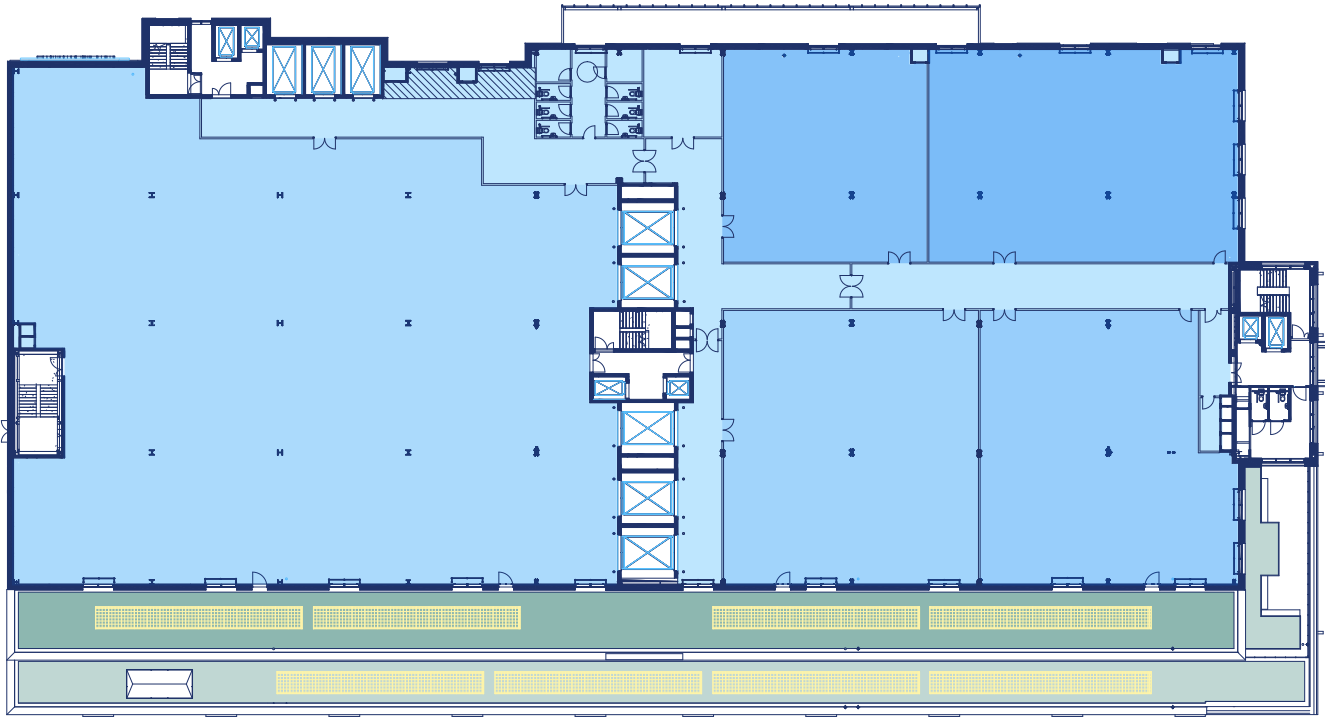
Ability to split into smaller spaces



Three 8 person passenger lifts & Three 10 person passenger lifts



Extensive natural light





# Third Floor, Indicative Sub-division 33,288 sq ft

Southwark Urban Logistics has the potential to sub-divide the second and third floors. Indicative layout to the right, for further information, please contact the letting agents.

\*CGI examples of subdivisions



4m Minimum clear height



8 WCs and ability to install more



Five 5.4 tonne heavy goods lifts & Three 3.5 tonne cargo bike lifts



15kN/m<sup>2</sup> floor loading



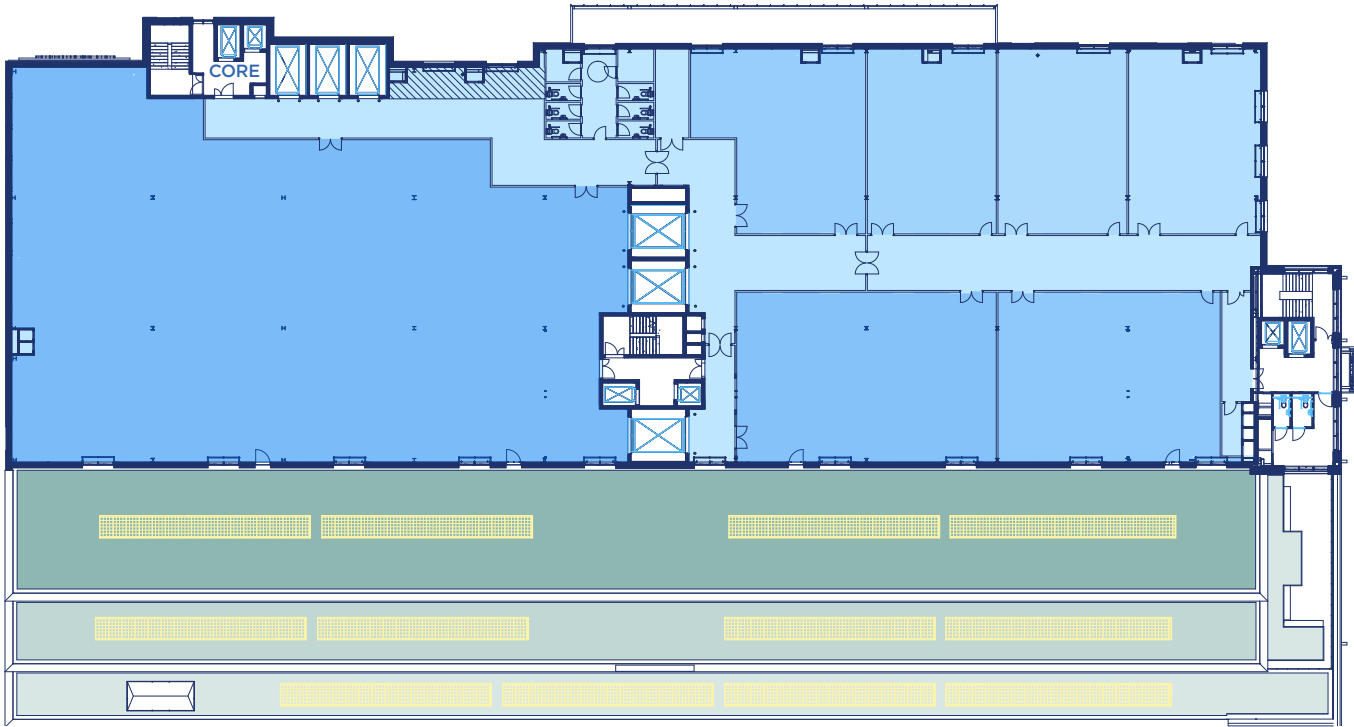
Ability to split into smaller spaces



Three 8 person passenger lifts & Three 10 person passenger lifts



Extensive natural light





# Key demographic and employment statistics for Southwark and London.

-  **810,796**  
Number of residents within a 15 minute drive time
-  **347,323**  
Number of households within a 15 minute drive time
-  **67%**  
Of the local population are economically active
-  **626,519**  
Working-age population 626,519 - over 12% higher than the UK average
-  **29%**  
Of the local population are suited to warehouse / logistics work

Source: Office of national statistics

# Faster, cleaner & more efficient.

Southwark is optimised for sustainable delivery methods: electric vehicles, cargo bikes, and by hand. These are proven to cut delivery times, distance and carbon footprint: better for your deliveries, and better for London and the planet.

## Electric & cycle power vs conventional vans

-  **Quieter**  
Virtually zero noise pollution
-  **55—97%**  
Lower carbon emissions
-  **Removes**  
Up to 100 legacy vans from London's streets
-  **11—20%**  
Shorter distance travelled
-  **55—90%**  
Carbon savings per parcel
-  **60% faster**  
When using cargo bikes over vans





# A multi-level approach.

1

London's population is growing and so is delivery demand.



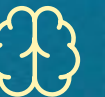
2

Space is at a premium and supply is diminishing.



3

Smart ways to serve a saturated city are needed.



Introducing...

an innovative solution to an industry-wide challenge: a multi-level approach.



Prime assets located in zones 1 & 2, situated among the businesses & ecosystems that serve them. Facilitating sustainability in operation and occupation.



Building up, rather than out, is the future in central London, and the industry's early adopters will be at a significant advantage as the new model becomes the norm.





## Flexible

Flexibility to subdivide floor plates based on occupier requirements.

## Terms

Units available by way of a new lease on terms to be agreed.

## GET IN TOUCH, WE'RE READY TO DELIVER



**Ben Grose**

+44 (0) 7721 967 690

[ben.grose@britishland.com](mailto:ben.grose@britishland.com)

# DTRE

**Richard Harman**

+44 (0) 7776 200 143

[richard.harman@dtre.com](mailto:richard.harman@dtre.com)

**Robert Cohu**

+44 (0) 7860 659 043

[robert.cohu@dtre.com](mailto:robert.cohu@dtre.com)

**Hugh Stanton**

+44 (0) 7730 357 434

[hugh.stanton@dtre.com](mailto:hugh.stanton@dtre.com)



**Tessa English**

+44 (0) 7710 059 767

[tessa.english@jll.com](mailto:tessa.english@jll.com)

**Peter Davidson**

+44 (0) 7920 597 574

[peter.davidson@jll.com](mailto:peter.davidson@jll.com)



**London  
Urban Logistics**

The British Land Company PLC and their agents give notice that: These particulars are set out as a general outline only, for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract; all descriptions, images, dimensions, references to condition and necessary permission for use in occupation and other details are given without responsibility, and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. All floor areas and measurements are approximate. Sept 2025. Design by [cormackadvertising.com](http://cormackadvertising.com)