

# Southwark Urban Logistics

MANDELA WAY, BERMONDSEY

A new four storey adaptable  
industrial warehouse providing units from  
**32,411 sq ft to 167,660 sq ft**

Subdivision options to offer  
a range of unit sizes from  
**1,486 sq ft to 17,440 sq ft**

**Under Construction**  
**Completion in Autumn 2025**



London  
Urban Logistics

SE1 5SZ  
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LONDONURBANLOGISTICS.COM



# 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.



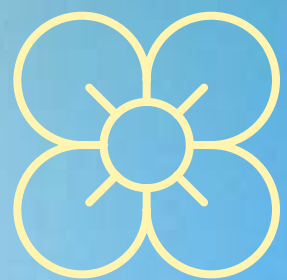


# Big capacity located in central London.



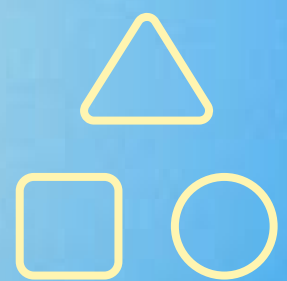
## Location

Reach over 800,000 residents within a 15 minute drive time & 104,000 business within a 5-mile radius, 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 in one of central London's most established logistics and industrial areas - already home to several operators, including Royal Mail, DPD, Yodel and more.





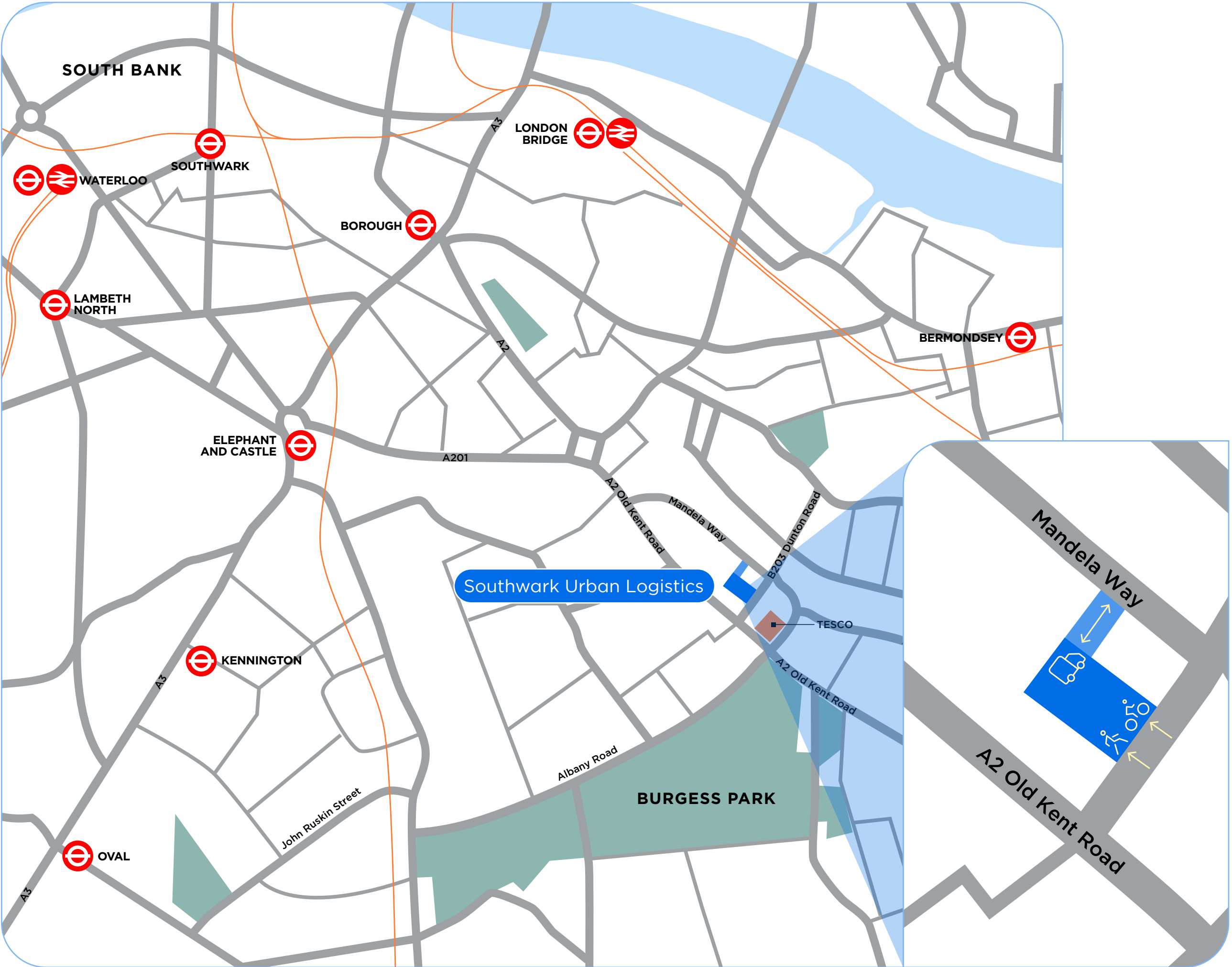
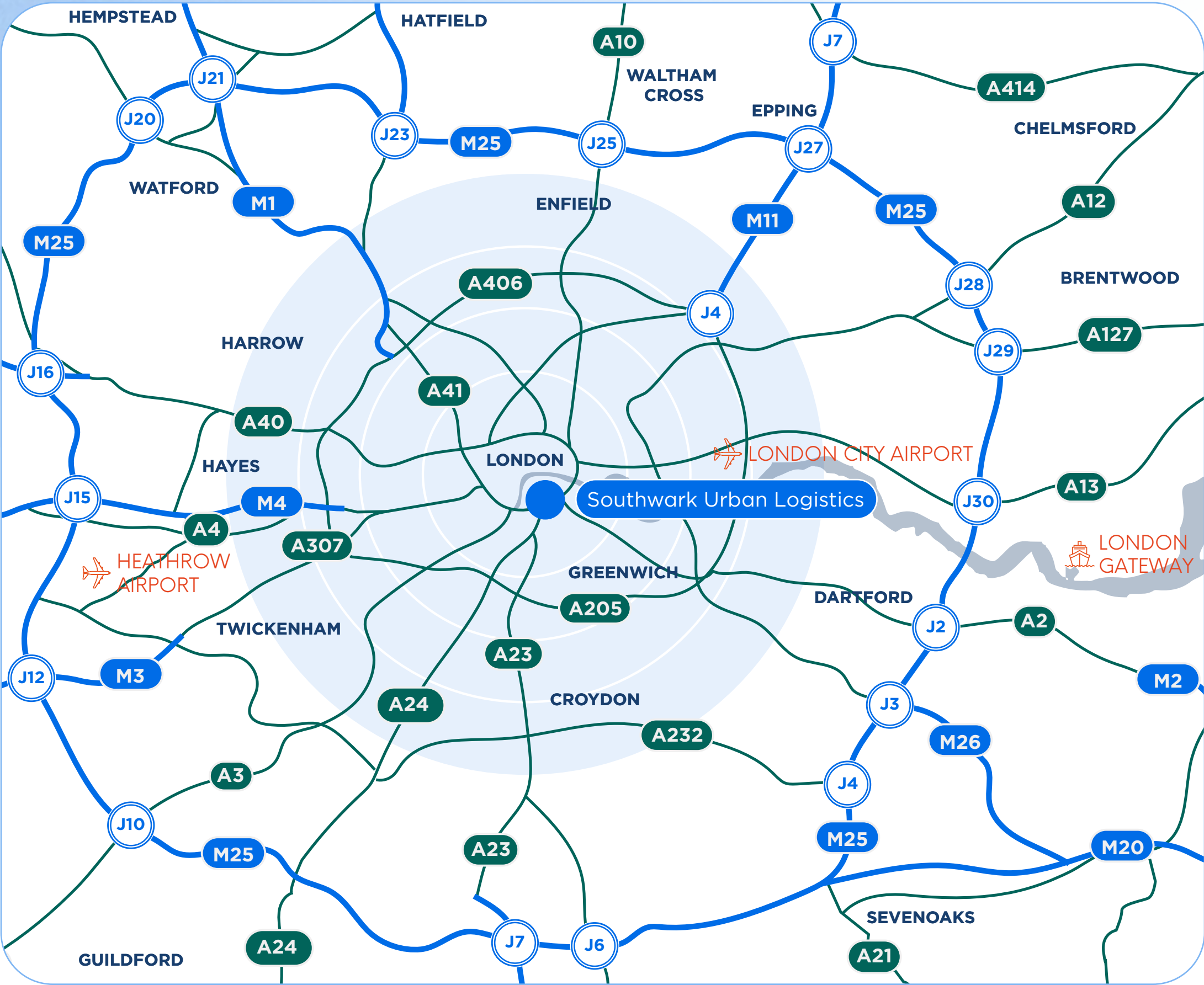
# Positioned to deliver.

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

By road	Miles
A2	0.1
A205	4.4
A40	6.2
A406	8.8
M4 J1	10.2

By locations	Miles
Borough Market	1.8
City of London	3
Battersea Power Station	3.5
Farringdon	3.9
Mayfair	4.6

By rail	Miles
Elephant & Castle	1.1
Borough	1.1
Kennington	1.4
London Bridge	1.5
Waterloo	2





# Sustainable and wellbeing focused industrial building.

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

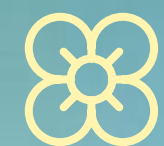
Designed for world class logistics, Southwark Urban Logistics includes an impressive arrival experience and reception space, under cover service yard for 24-hour operations, shared breakout space with meeting and lounge area and a sustainable approach to building amenities.



Targeting BREEAM 'Outstanding'



2 MVA building power capacity



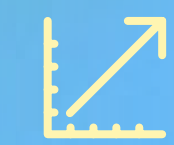
Targeting EPC A+



Reception / welcome desk at main entrance



PV array potential to generate circa 315kW peak



Shared yard



Ecological features



6 fast car charging points and 6 rapid van charging points



Communal terrace



Sprinkler system



52 dedicated cycle parking spaces



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

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

## Ground

with Mezzanine  
41,378 sq ft

## First

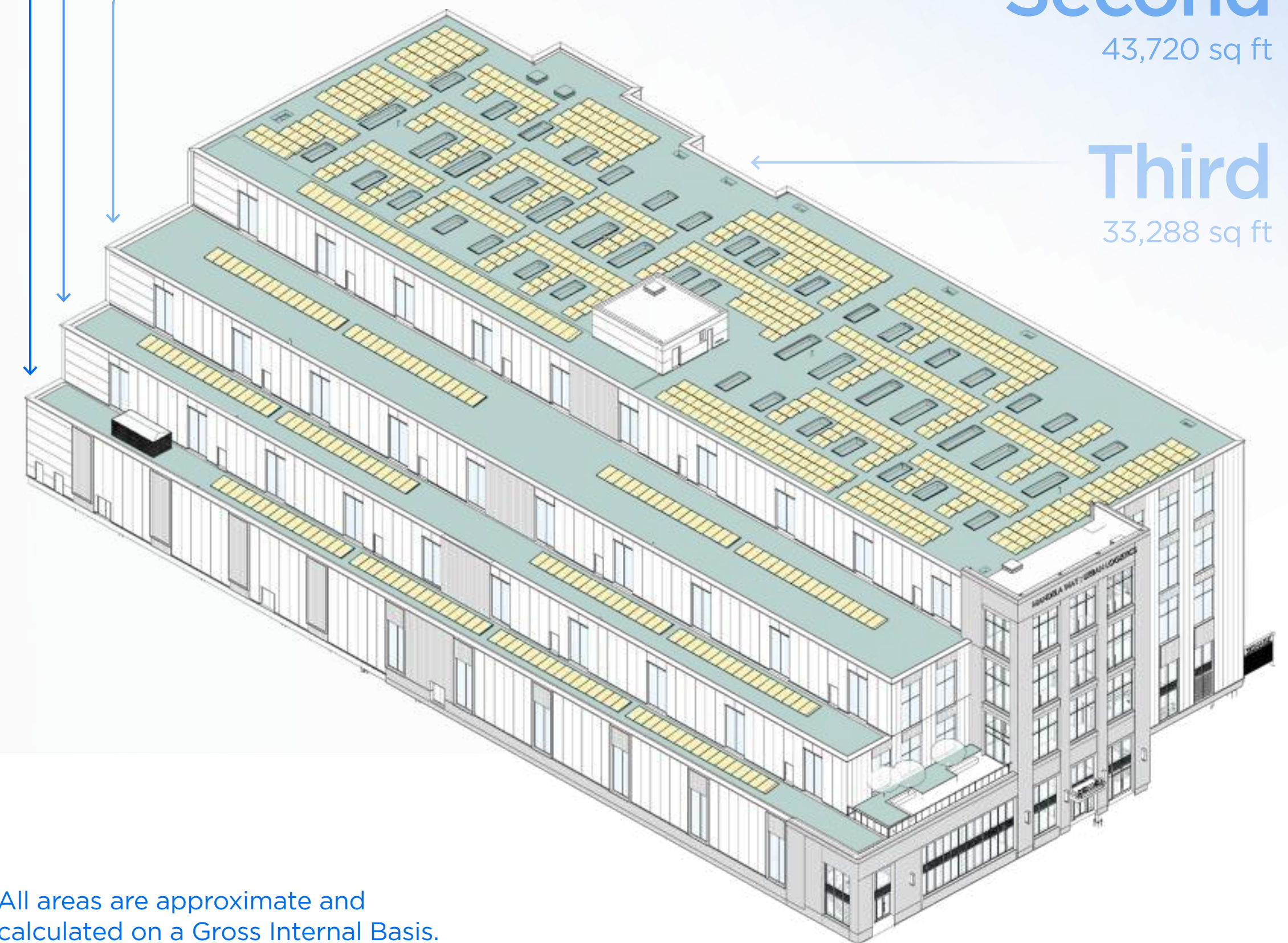
49,274 sq ft

## Second

43,720 sq ft

## Third

33,288 sq ft





# 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/m2 floor loading and a mezzanine office.



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



10m x 10m Column spacing



Three 8 person passenger lifts & Three 10 person passenger lifts



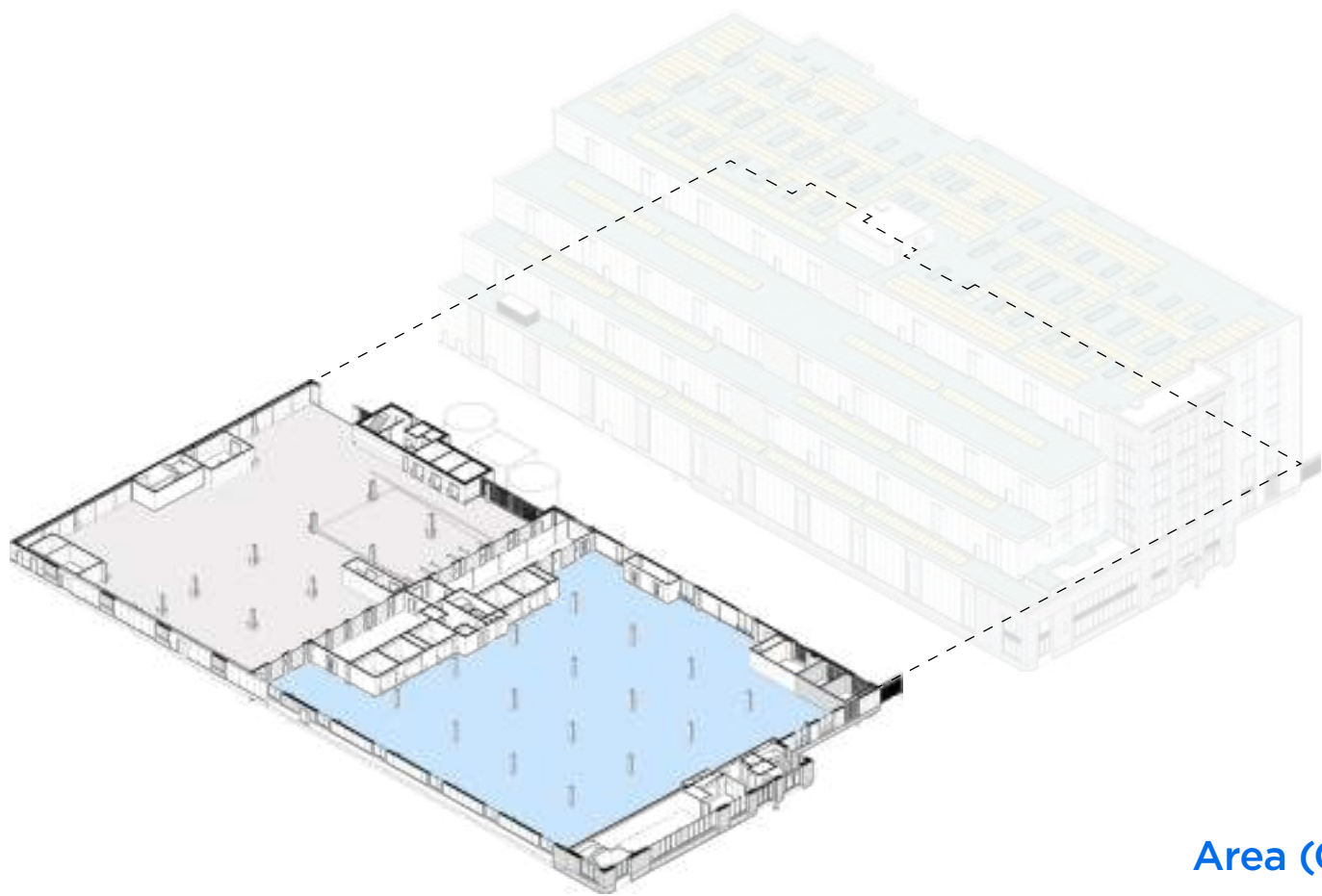
6m Minimum clear height



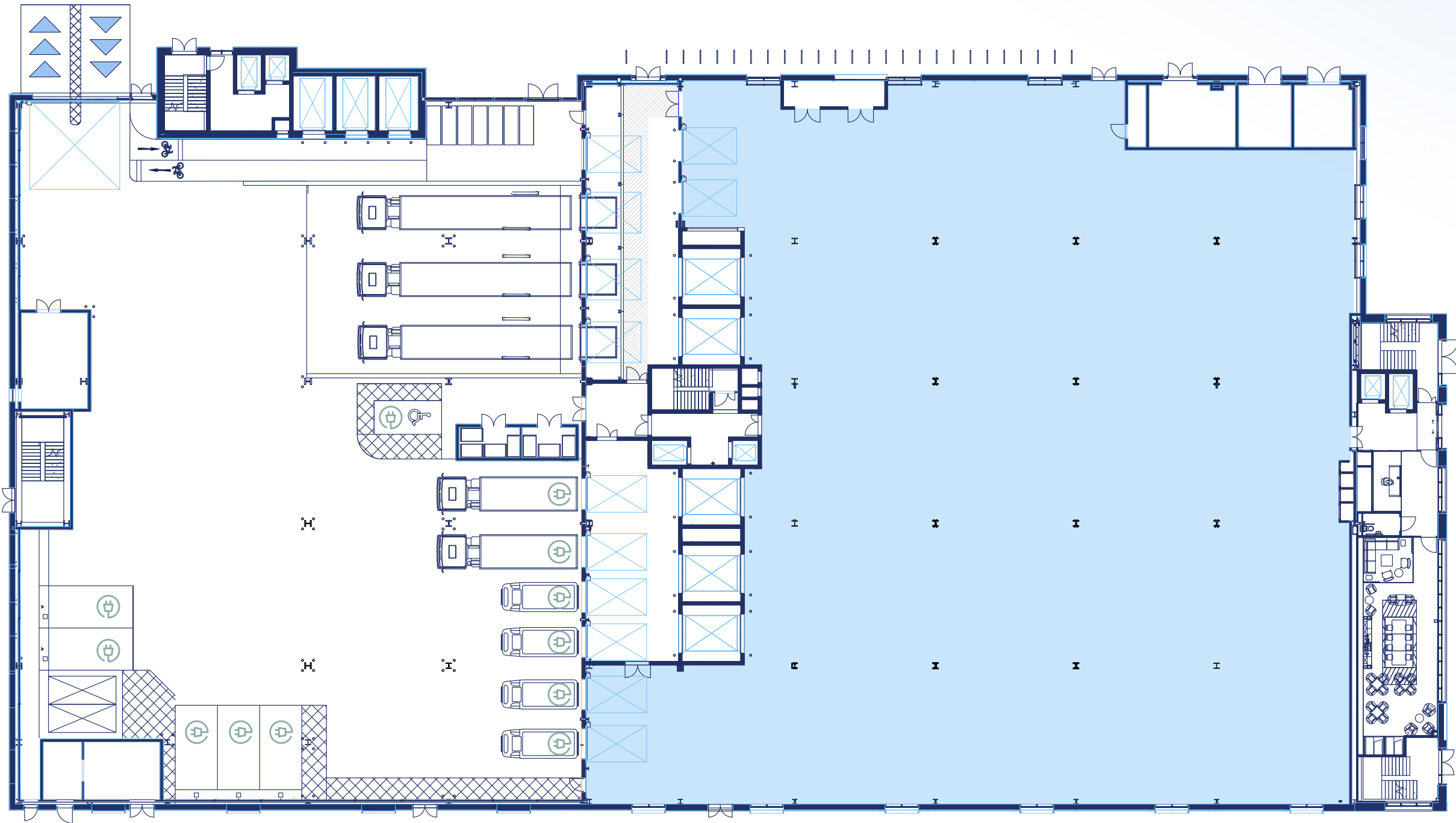
Five 5.4 tonne heavy goods lifts & Three 3.5 tonne cargo bike lifts



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



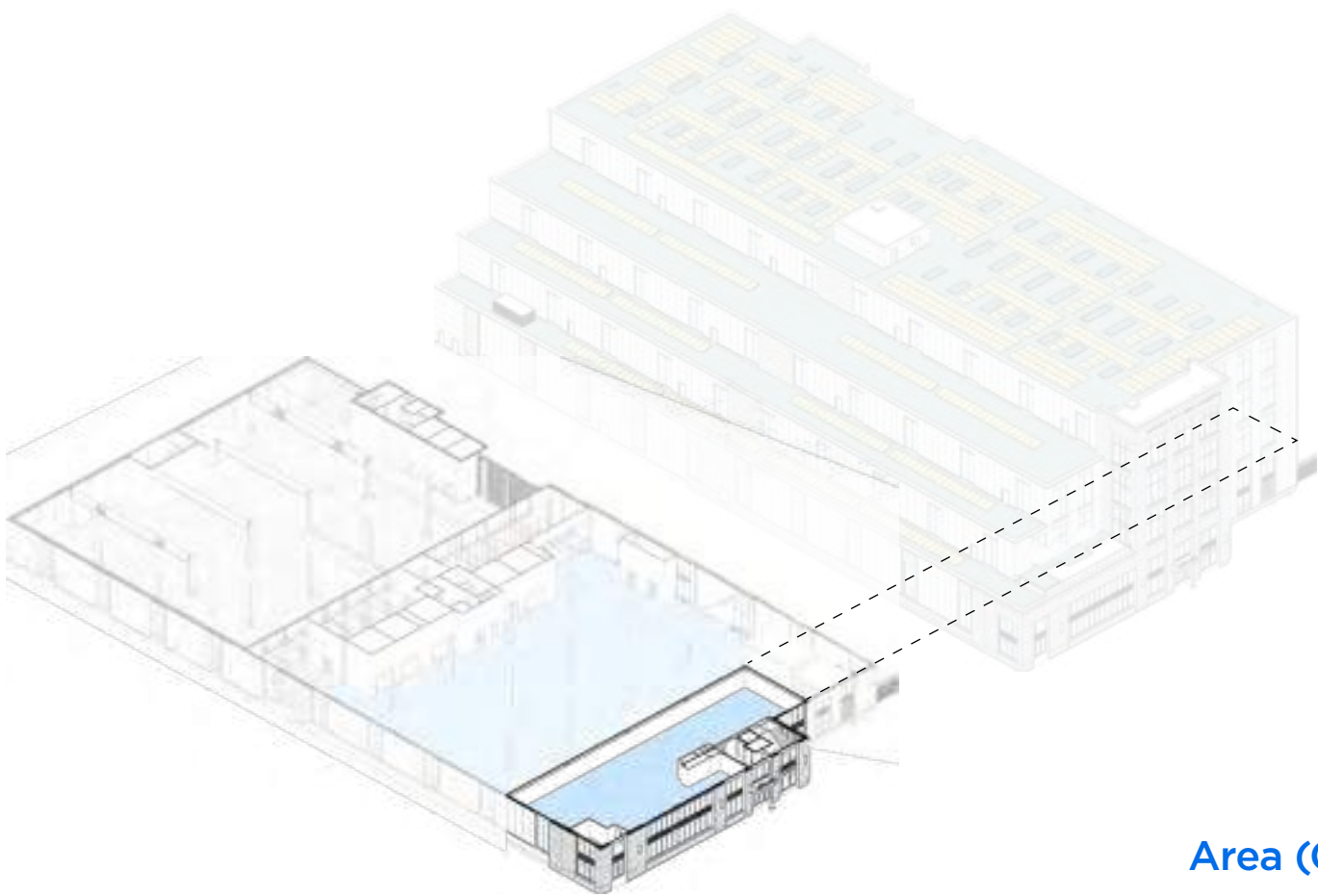
2.5kN/m<sup>2</sup> floor loading



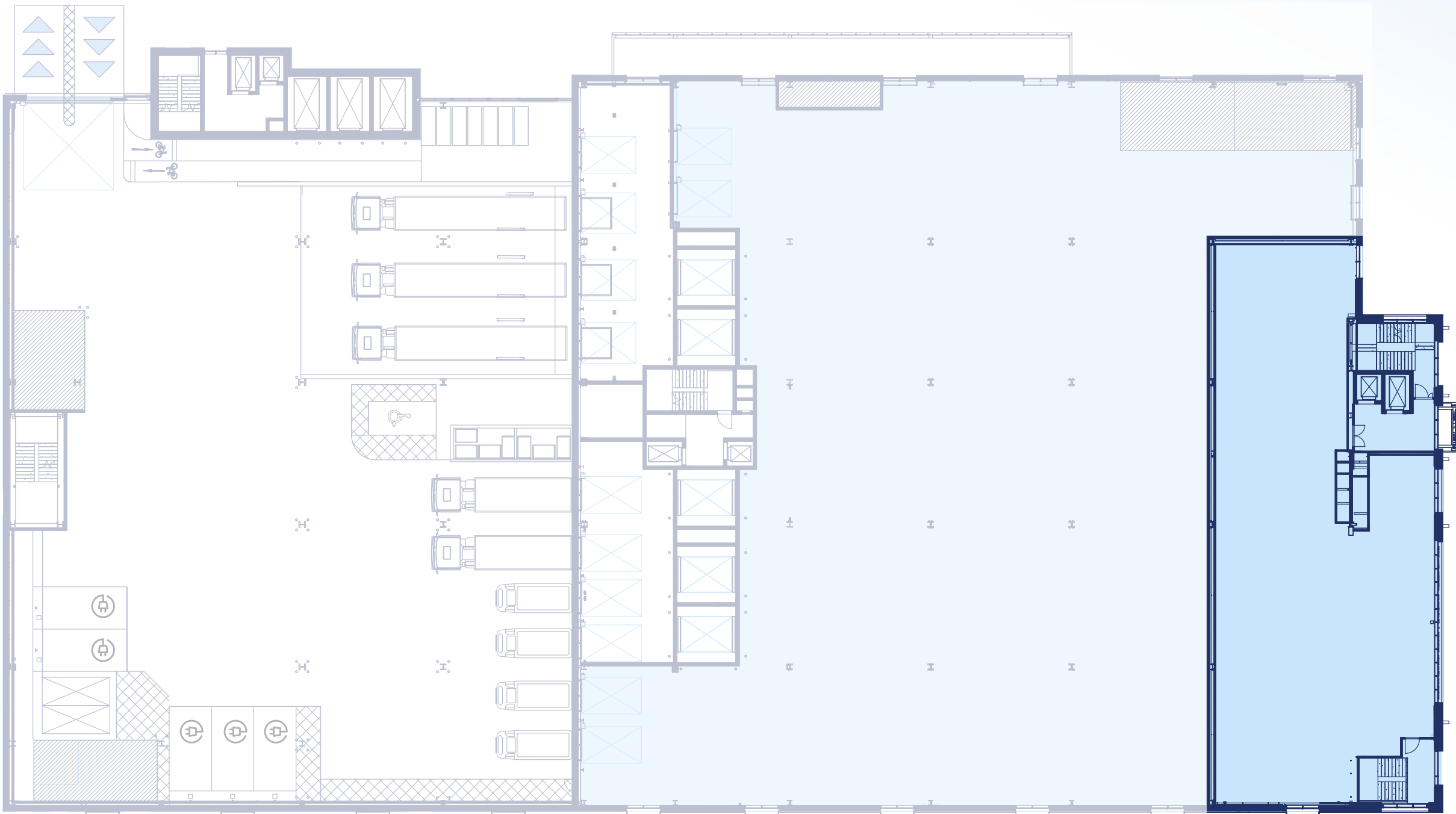
Extensive natural light



Passenger Lift



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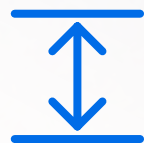




# First Floor

## 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



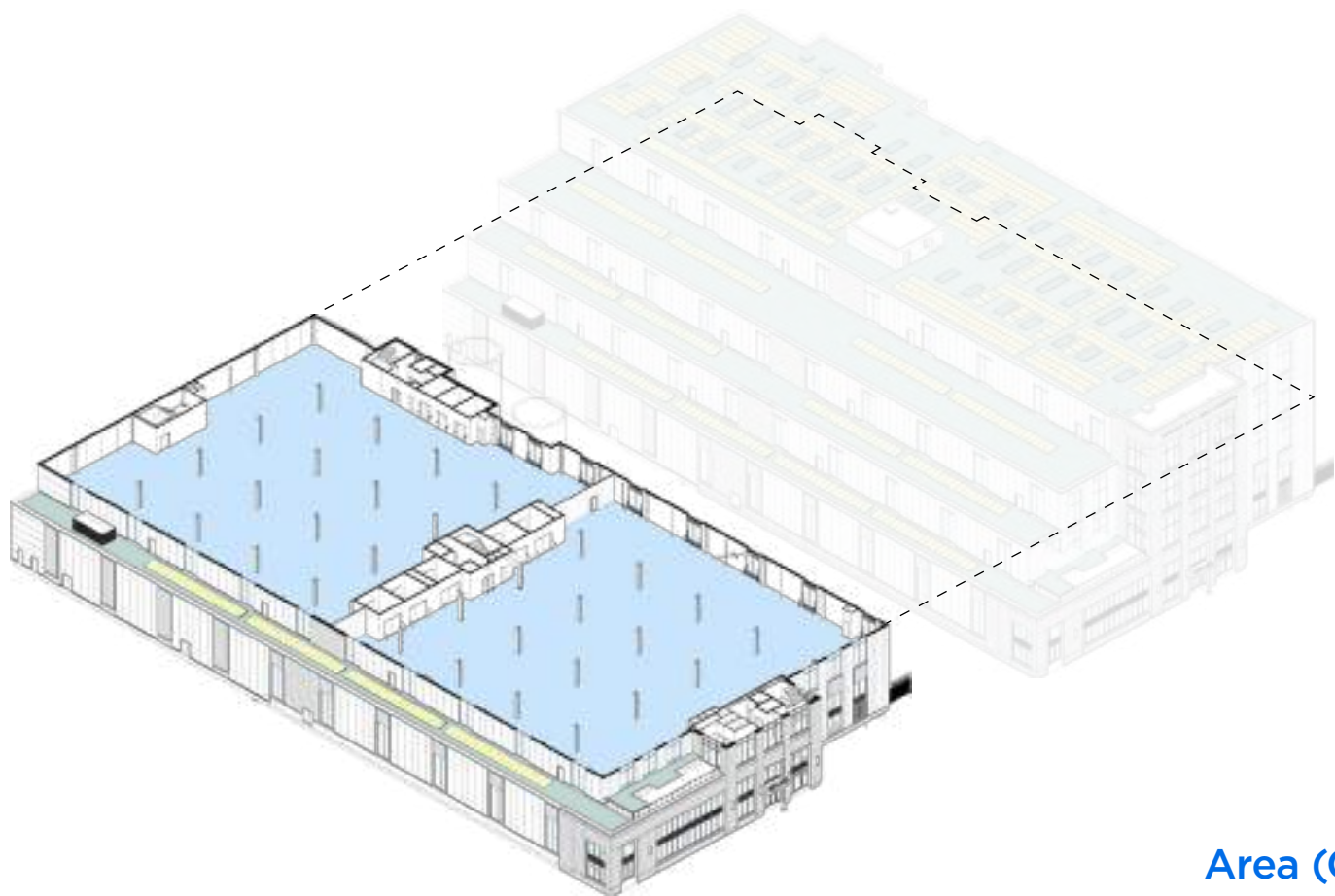
2 WCs and ability to install more



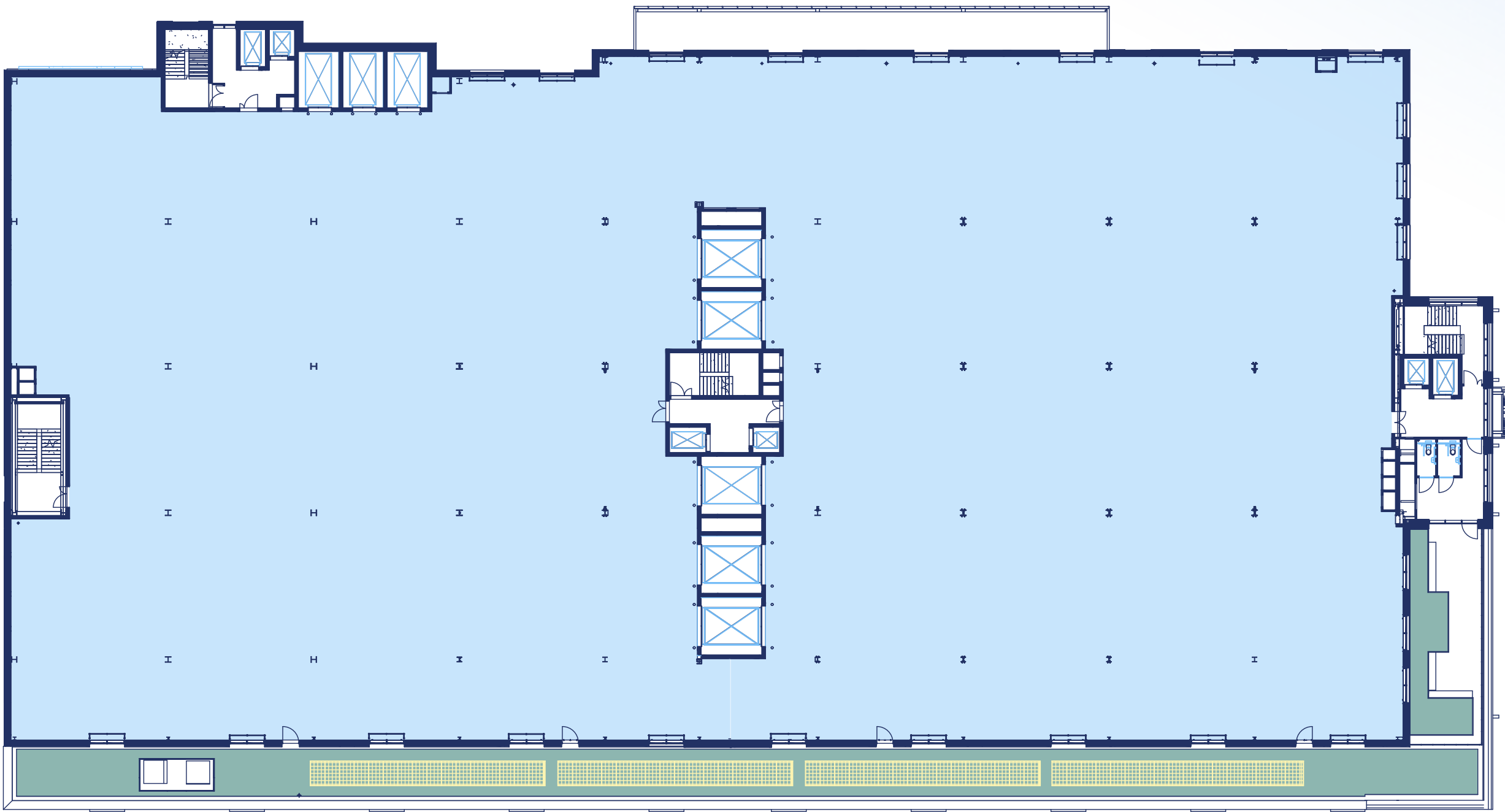
Three 8 person passenger lifts & Three 10 person passenger lifts



Extensive natural light



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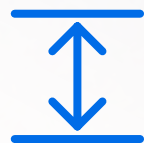




# Second Floor

## 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



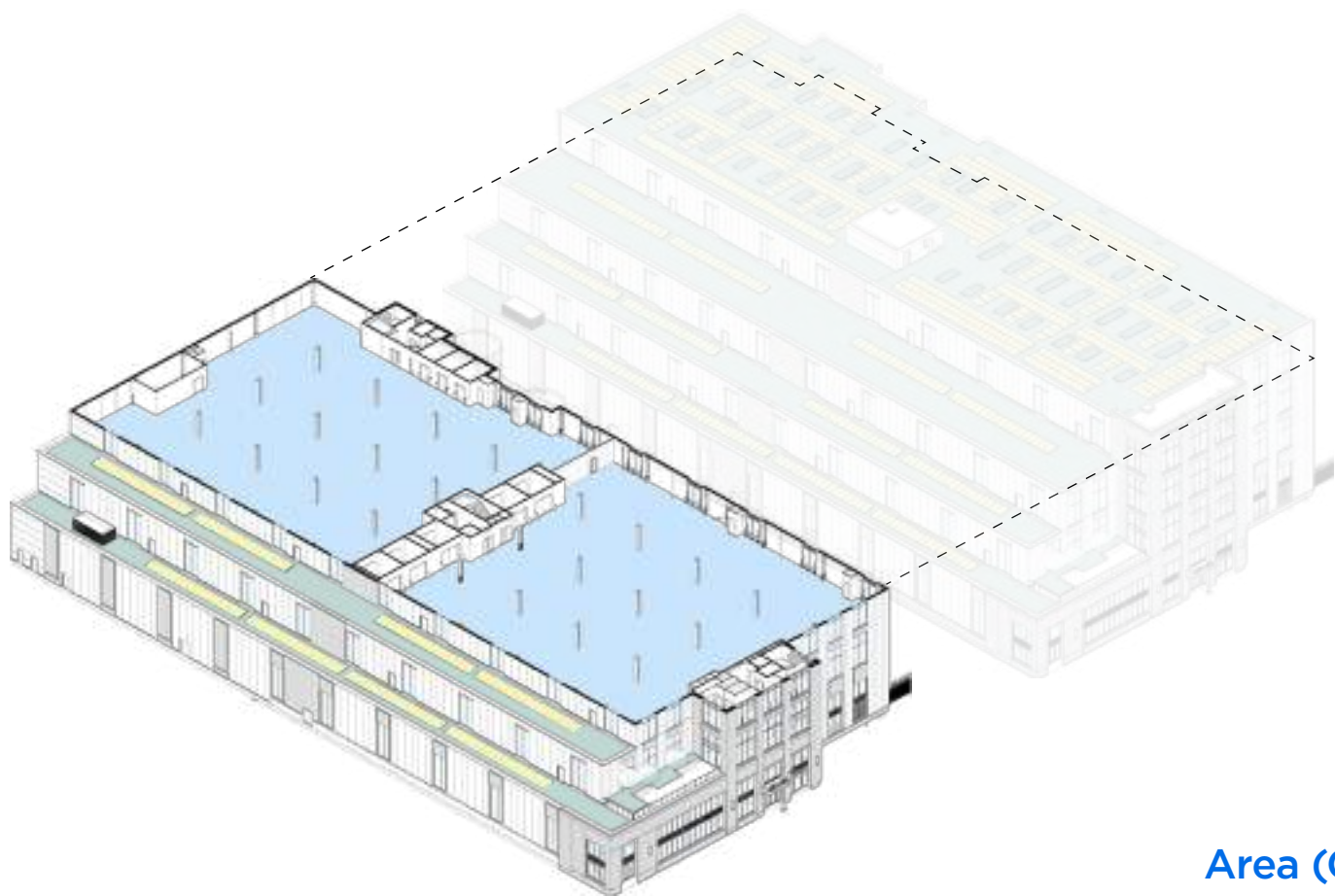
2 WCs and ability to install more



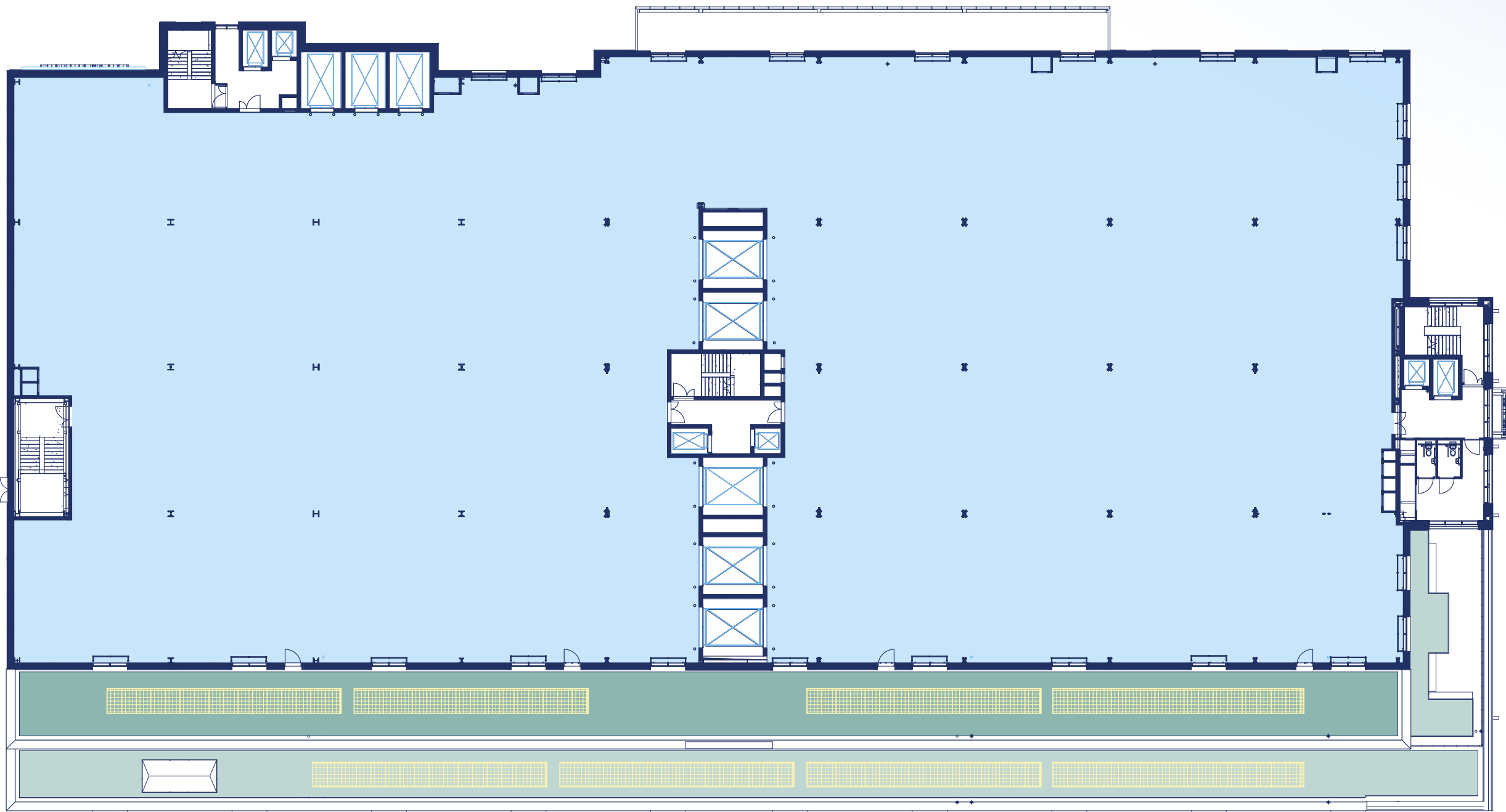
Three 8 person passenger lifts & Three 10 person passenger lifts



Extensive natural light



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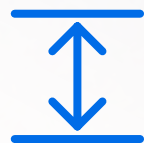




# Second Floor

## Indicative Sub-division.

Southwark Urban Logistics has the potential to sub-divide the second and third floors. Indicative layout below, 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



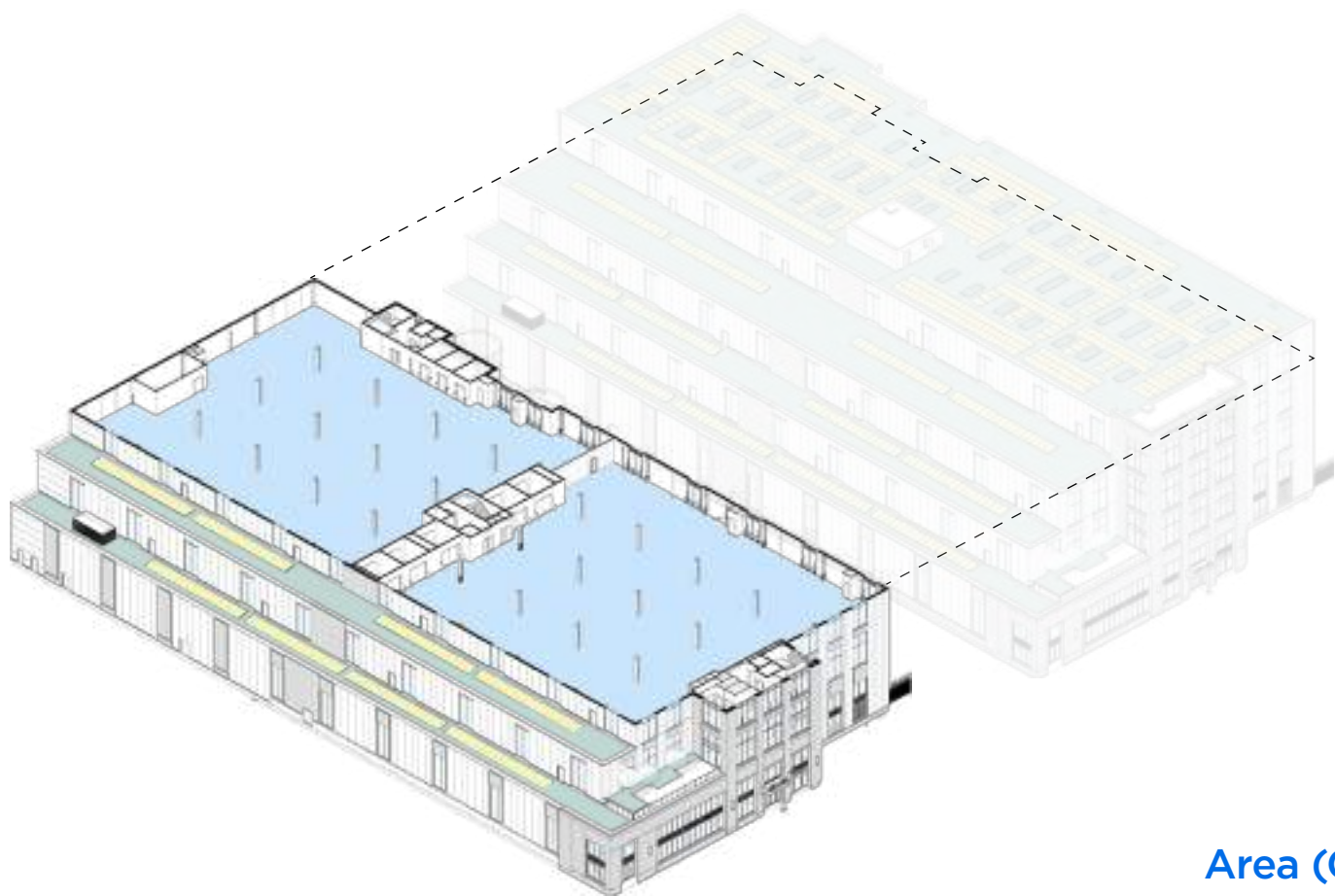
Ability to split into smaller spaces



Three 8 person passenger lifts & Three 10 person passenger lifts



Extensive natural light



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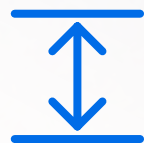




# Third Floor

## 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



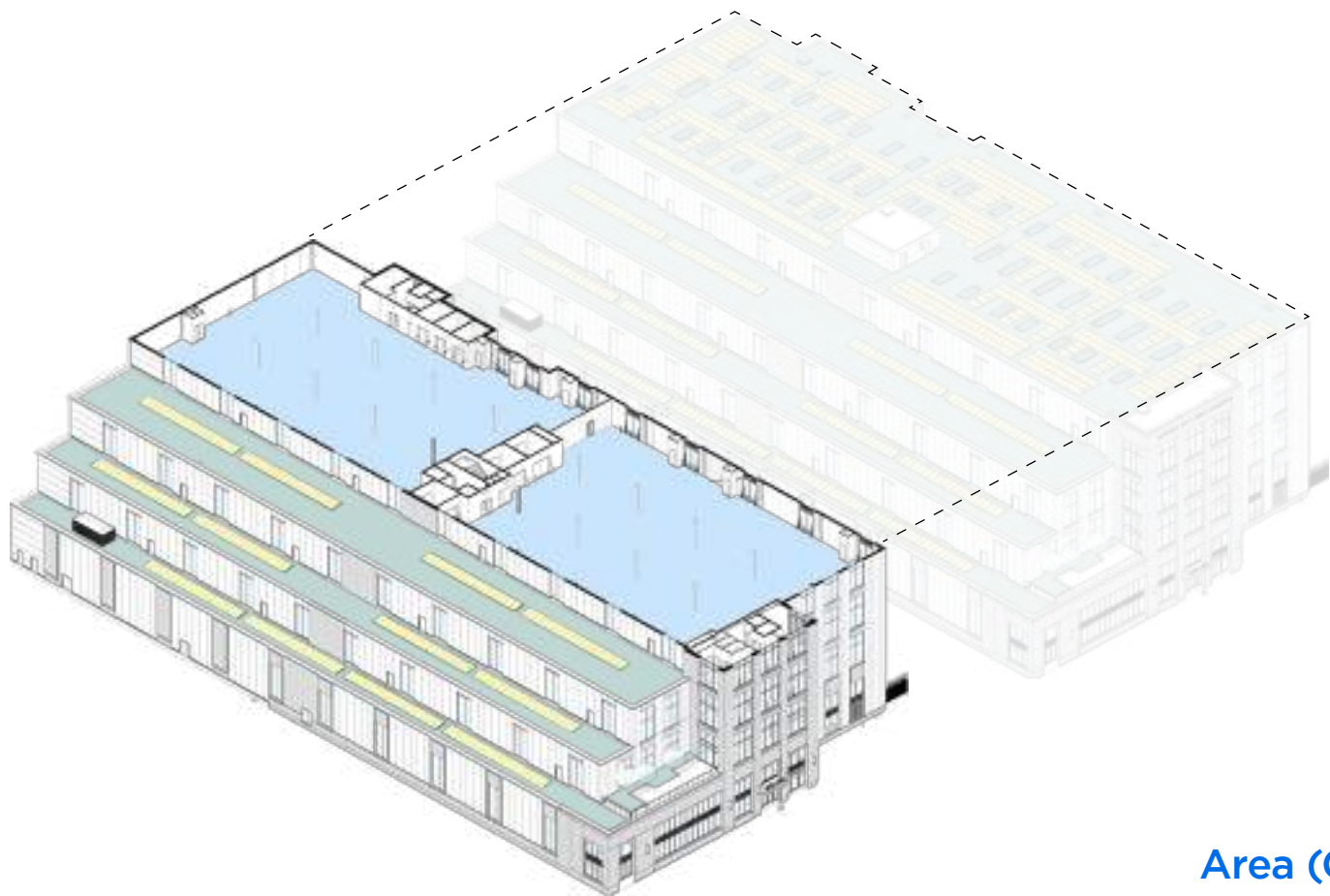
2 WCs and ability to install more



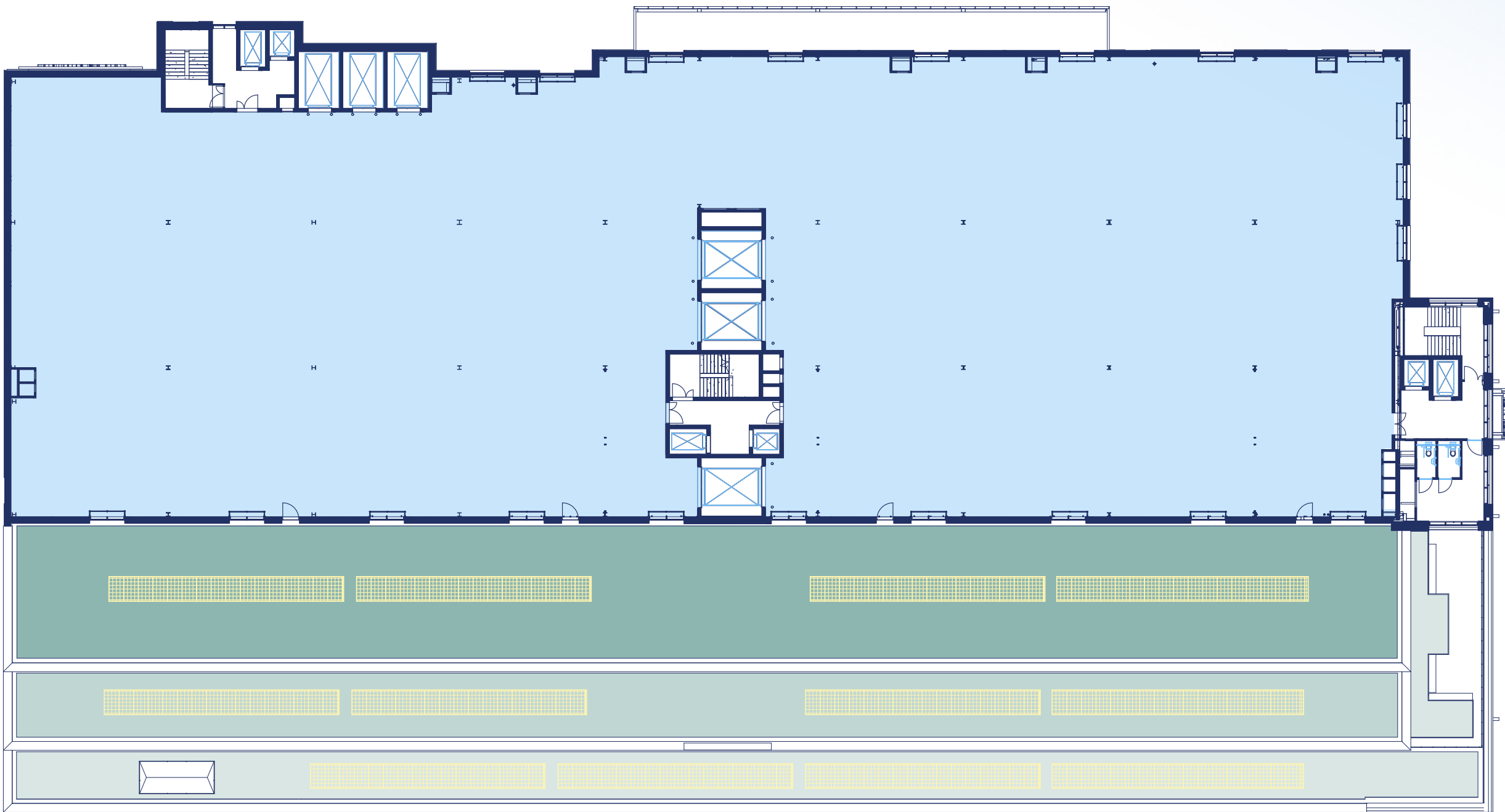
Three 8 person passenger lifts & Three 10 person passenger lifts



Extensive natural light



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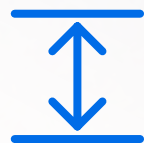




# Third Floor

## Indicative Sub-division.

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4m Minimum clear height



8 WCs and ability to install more



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



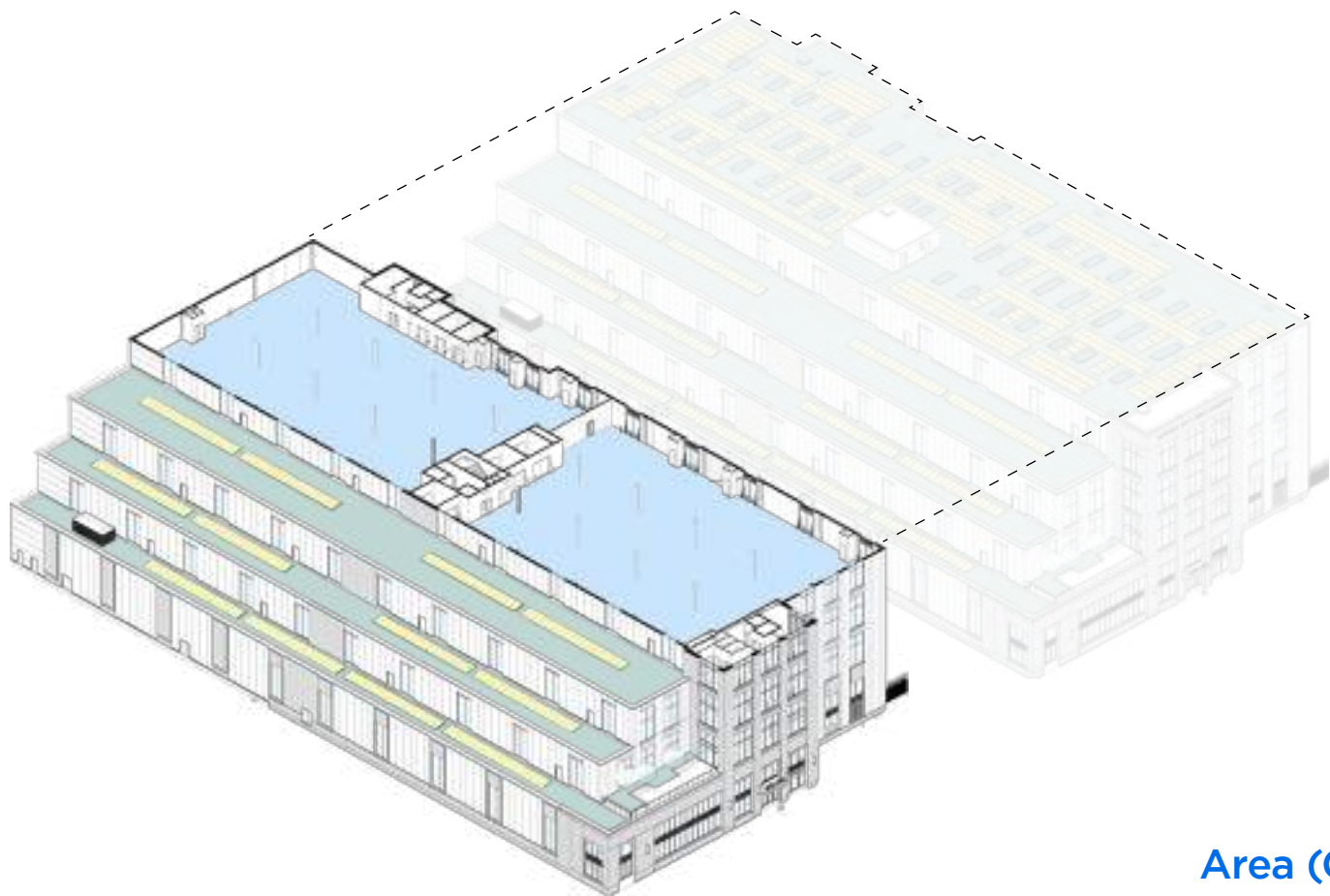
Ability to split in to smaller spaces



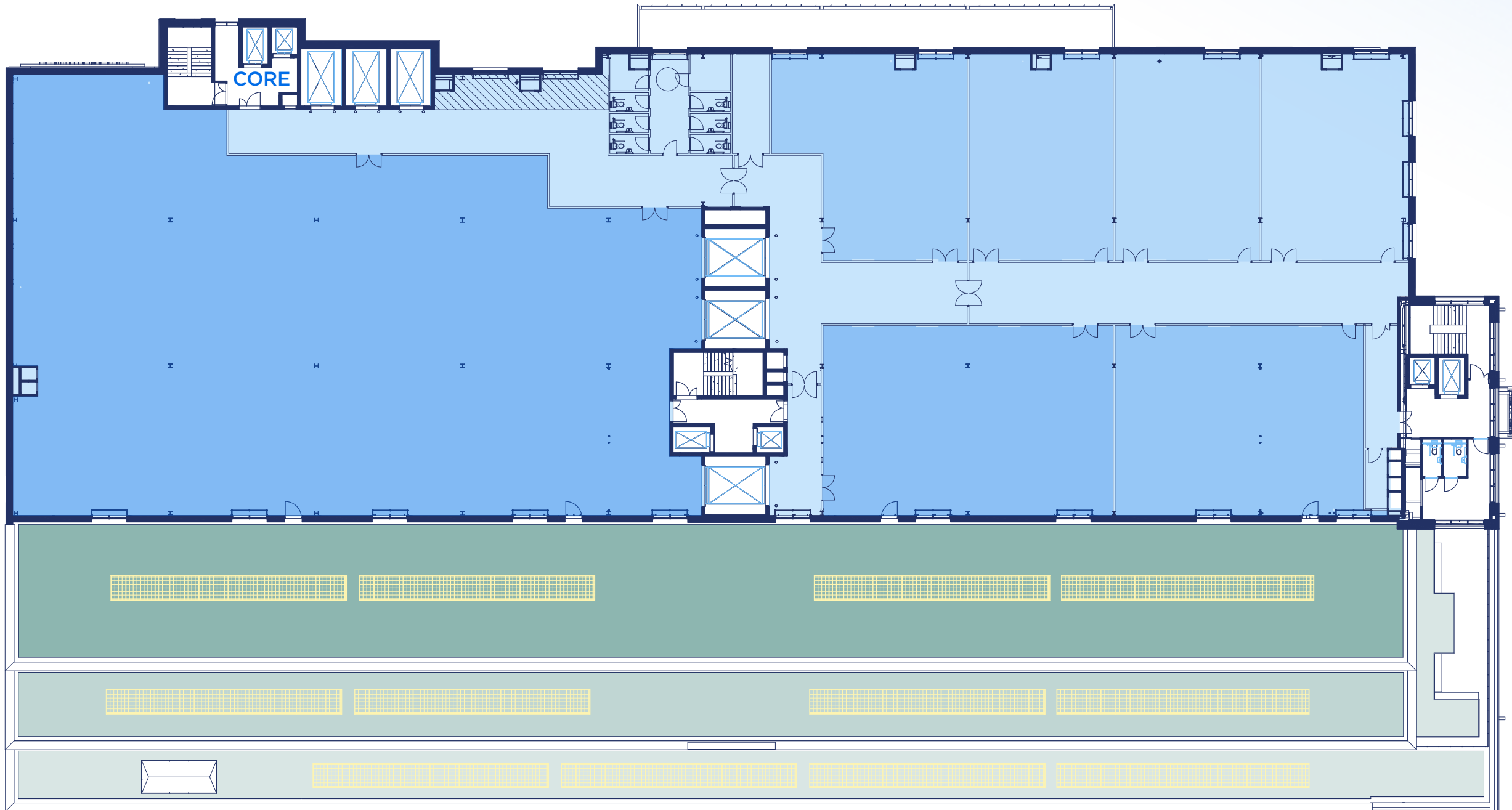
Three 8 person passenger lifts & Three 10 person passenger lifts



Extensive natural light



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**810,796**

Number of residents  
within a 15 minute drive time



**347,323**

Number of households  
within a 15 minute drive time



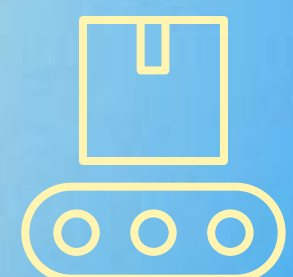
**67%**

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

# Key demographic and employment statistics for Southwark and London.













# 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

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





London  
Urban Logistics

### 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**



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