

THE PICKLE FACTORY

BERMONDSEY SE1

77,000 sq ft of warehouse office space
Arriving Q2 2023



INTRODUCING MR PICKLE

A well seasoned tech entrepreneur. 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 — cool workspaces, trendy bars, cafes and art galleries. In summary, this is one cool cucumber.

#FOLLOWMRPICKLE



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THE SCHEME



LONDON SQUARE YOUR DEVELOPER



CALLY YARD

QUEBEC WAY

SPITALFIELDS

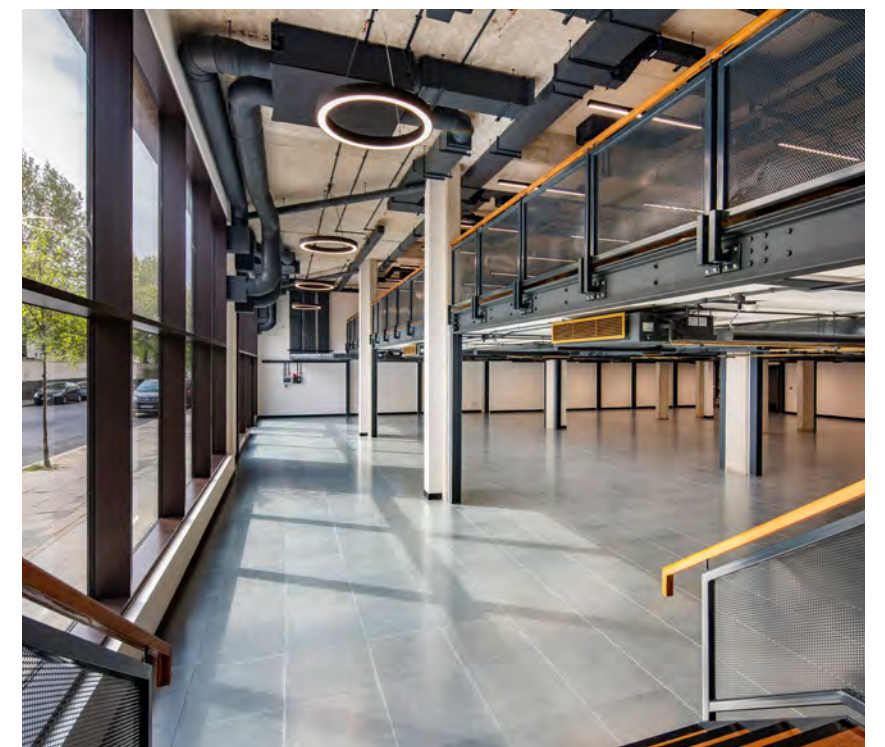


London Square Works has recently sold three self-contained units in Canada Water totalling 5,446 sq ft with prominent road frontage and planning for B1/A1/A2/A3/D1/D2 uses.

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.

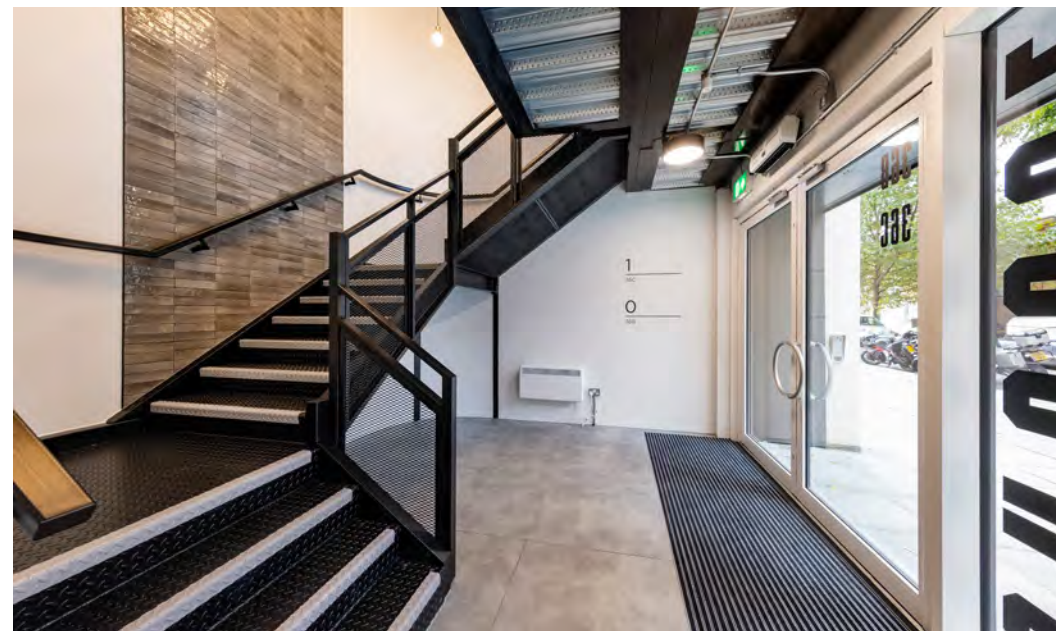
OUR NEIGHBOURS



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.



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, jellys and relishes until 1969.



THE ORIGINAL BRANSTON PICKLE FACTORY

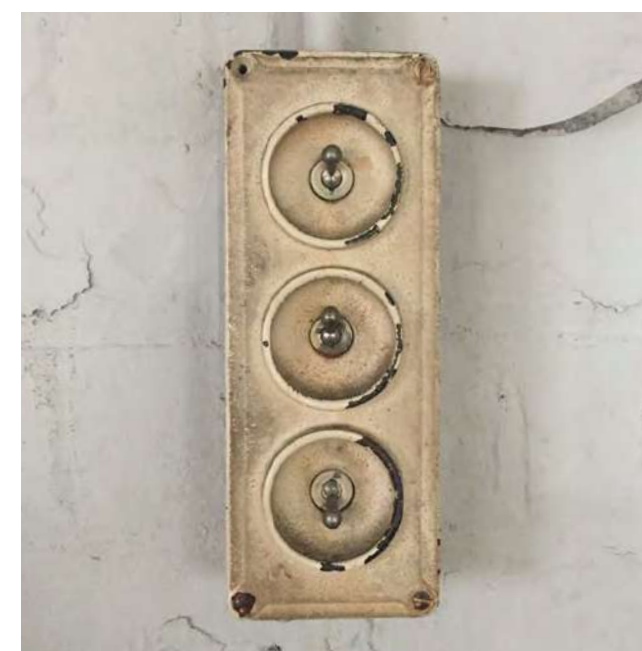
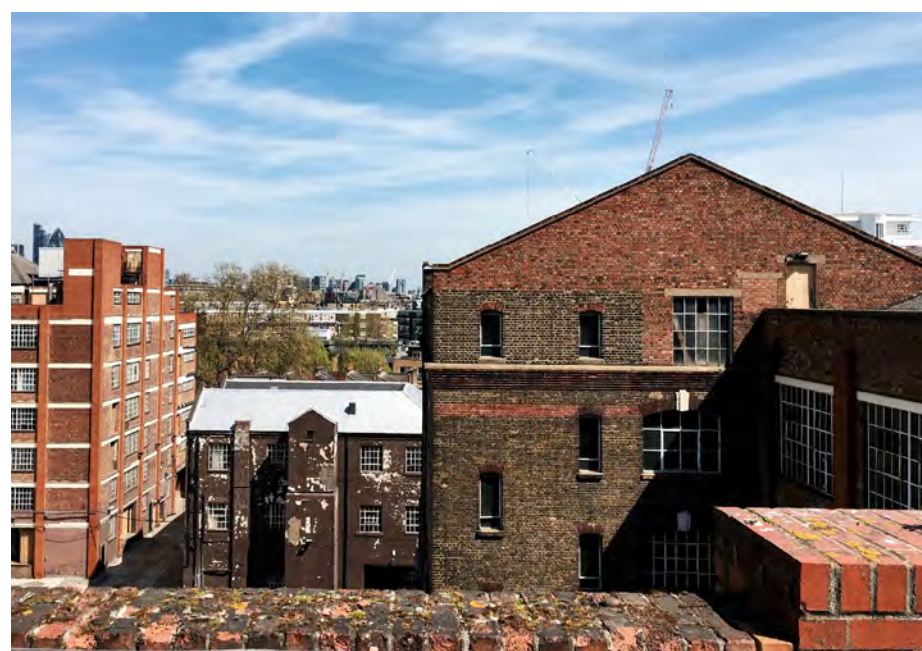
The Ten-o'clock Test makes **BRANSTON** the most popular **sweet pickle** in the world

You'll probably be the most popular girl in the world when you serve Crosse & Blackwell Branston Pickle. So start spoiling the man in your life by giving him Branston . . . with cheese, cold meat, salads, and savouries. Look for the jar on your grocer's shelf.

CROSSE & BLACKWELL

A vintage advertisement for Branston Pickle. The top half features a man and a woman in a classic mid-20th-century style. The man is holding a jar of Branston Pickle and a pickle, while the woman looks on. The bottom half of the ad is a yellow oval containing text and a large image of a jar of Branston Pickle. The text promotes the product as the most popular sweet pickle in the world and includes a 'Ten-o'clock Test' slogan.

ORIGINAL WAREHOUSE RECIPE



A FRESH NEW PURPOSE

THE
CROSSE

TANNERY ARTS

SOUTHWARK
STUDIOS

THE
PICKLE
FACTORY

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 heart and soul of SE1.



SERVING A DIFFERENT APPROACH

THE PICKLE FACTORY



Triple height atrium



Second floor office space indicative fit-out

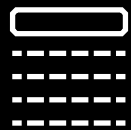
ALL THE BRIGHT

INGREDIENTS

SUMMARY SPECIFICATIONS



Ground floor reception and large activated atrium



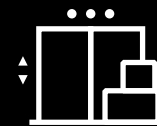
Base build density 1:8 sq m



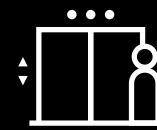
Air conditioned by way of exposed services



Openable windows



3 x passenger lifts



1 x goods lift serving the ground to lower ground floor



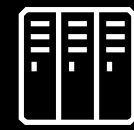
Contemporary suspended lighting



98 Bike racks



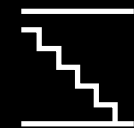
Fibre connectivity



Lockers



Showers



Ground and lower ground floor duplex

ACCOMMODATION

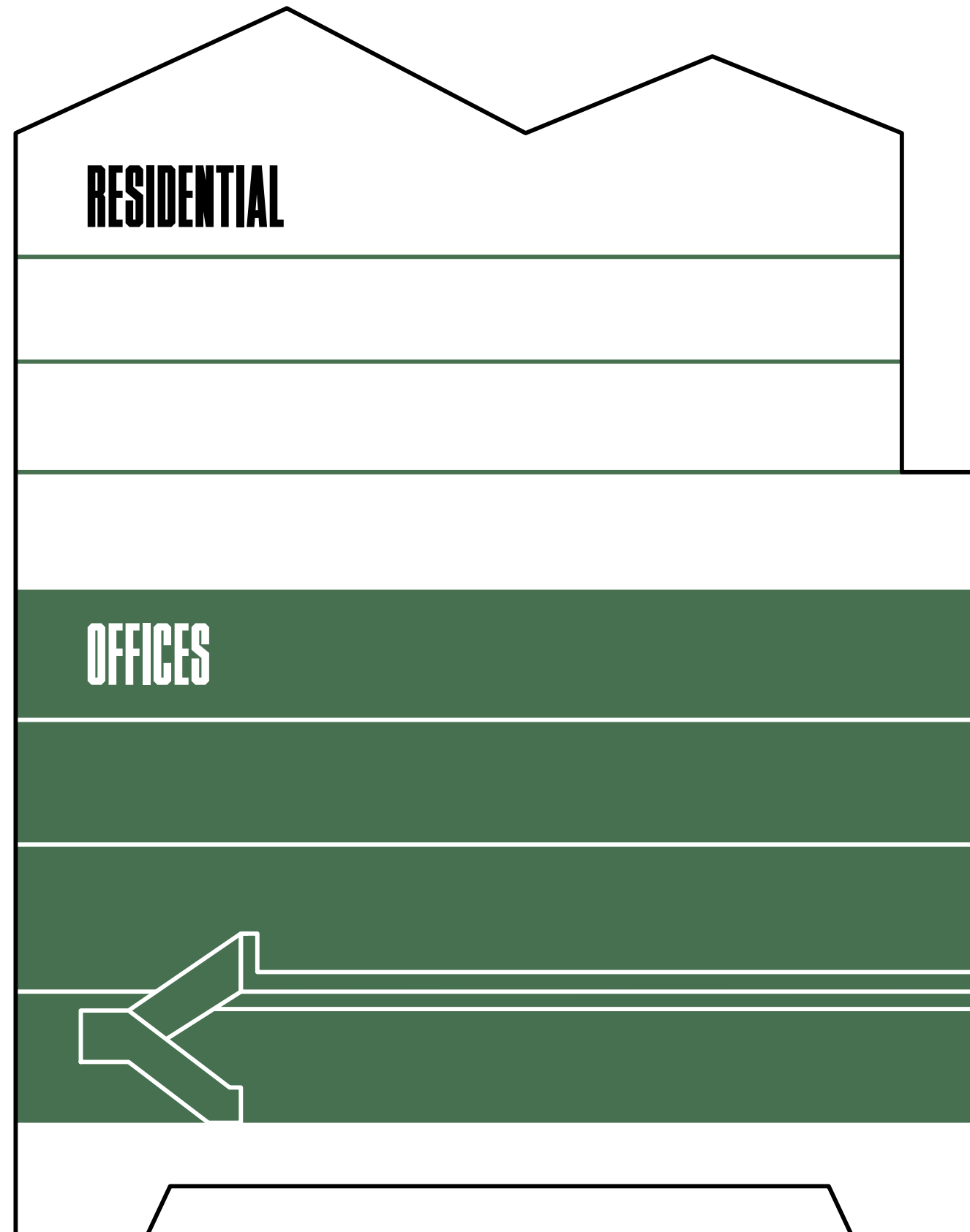
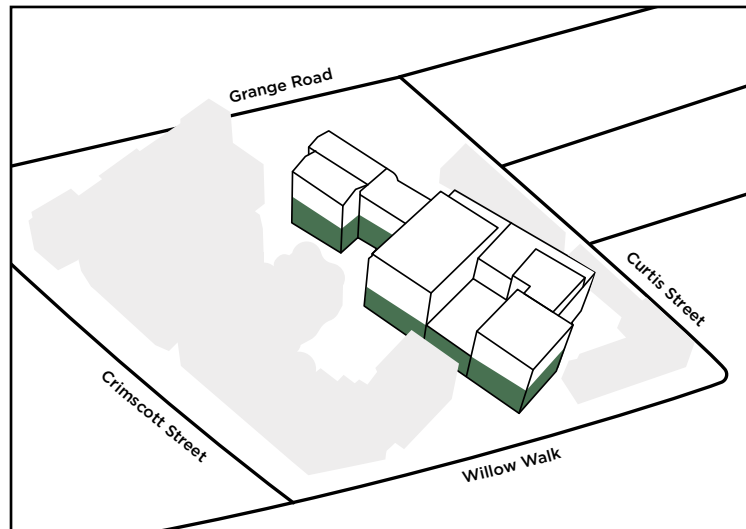


SMASHING!
WHERE DO
I SIGN?

SCHEDULE OF AREAS

Cross Section

76,768 sq ft / 4 floors
7,132 sq m / 4 floors

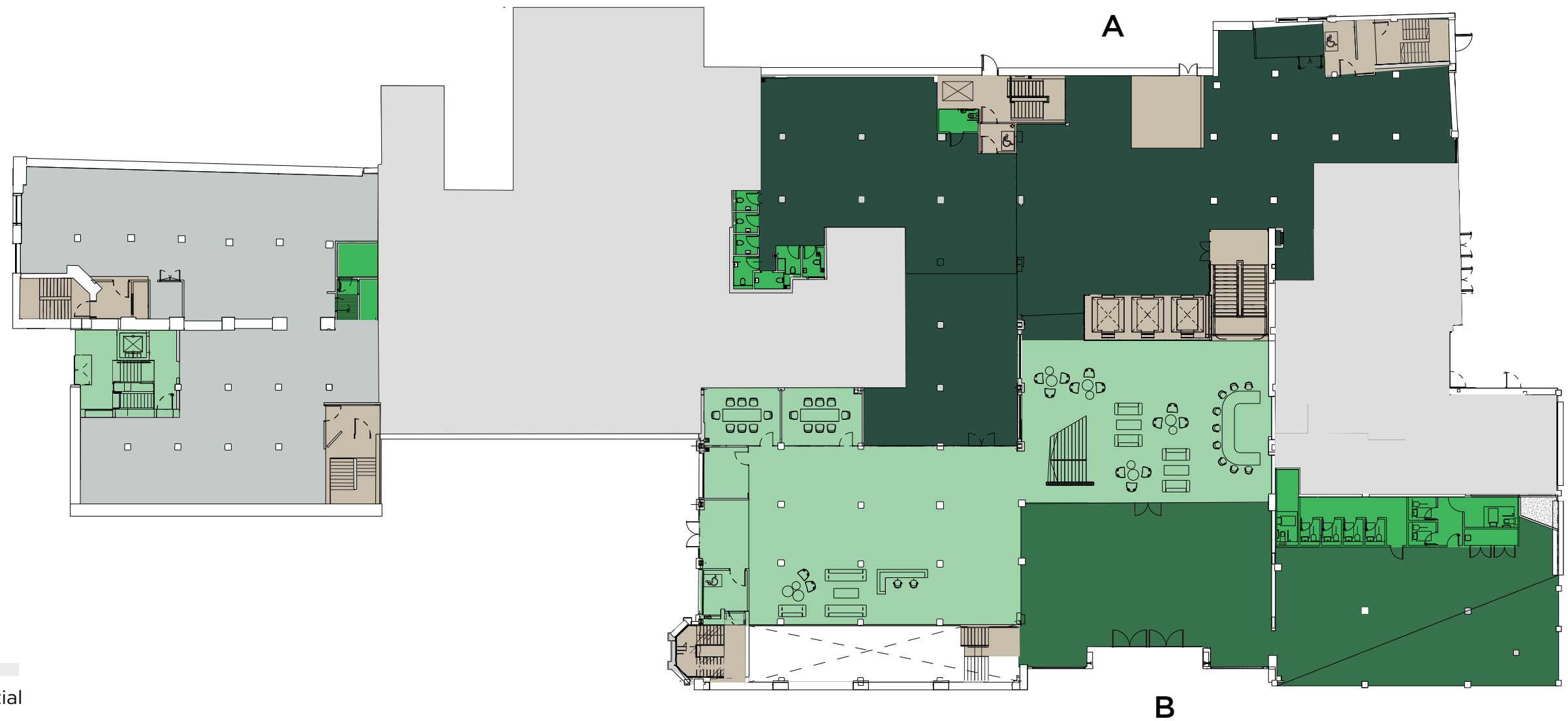


	27,491 sq ft
	27,243 sq ft
	19,558 sq ft
	2,476 sq ft




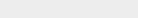



GROUND FLOOR

Total Floor
19,558 sq ft | 1,817 sq m

Comprising
A - 9,709 sq ft | 902 sq m
B - 4,553 sq ft | 423 sq m
Reception / Atrium - 5,296 sq ft | 492 sq m



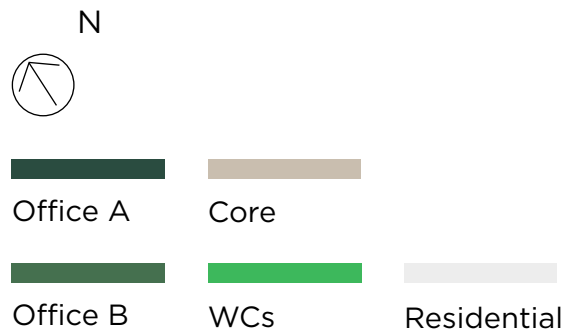
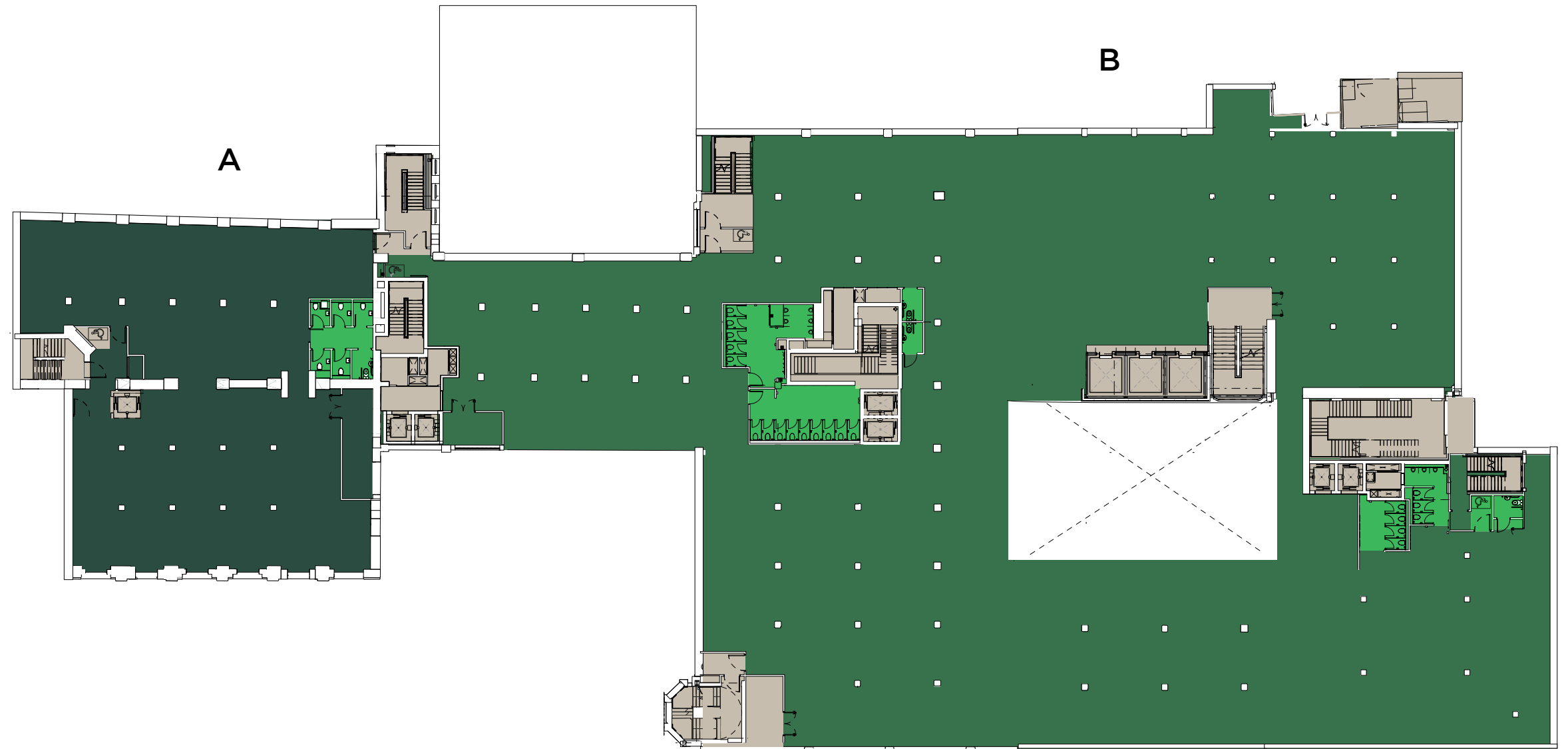
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Office A	Reception / Atrium	Core	Residential
			
Office B	WCs	Let	

FIRST FLOOR

Total Floor
27,243 sq ft | 2,531 sq m

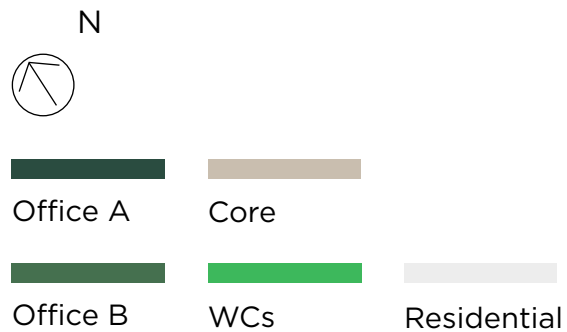
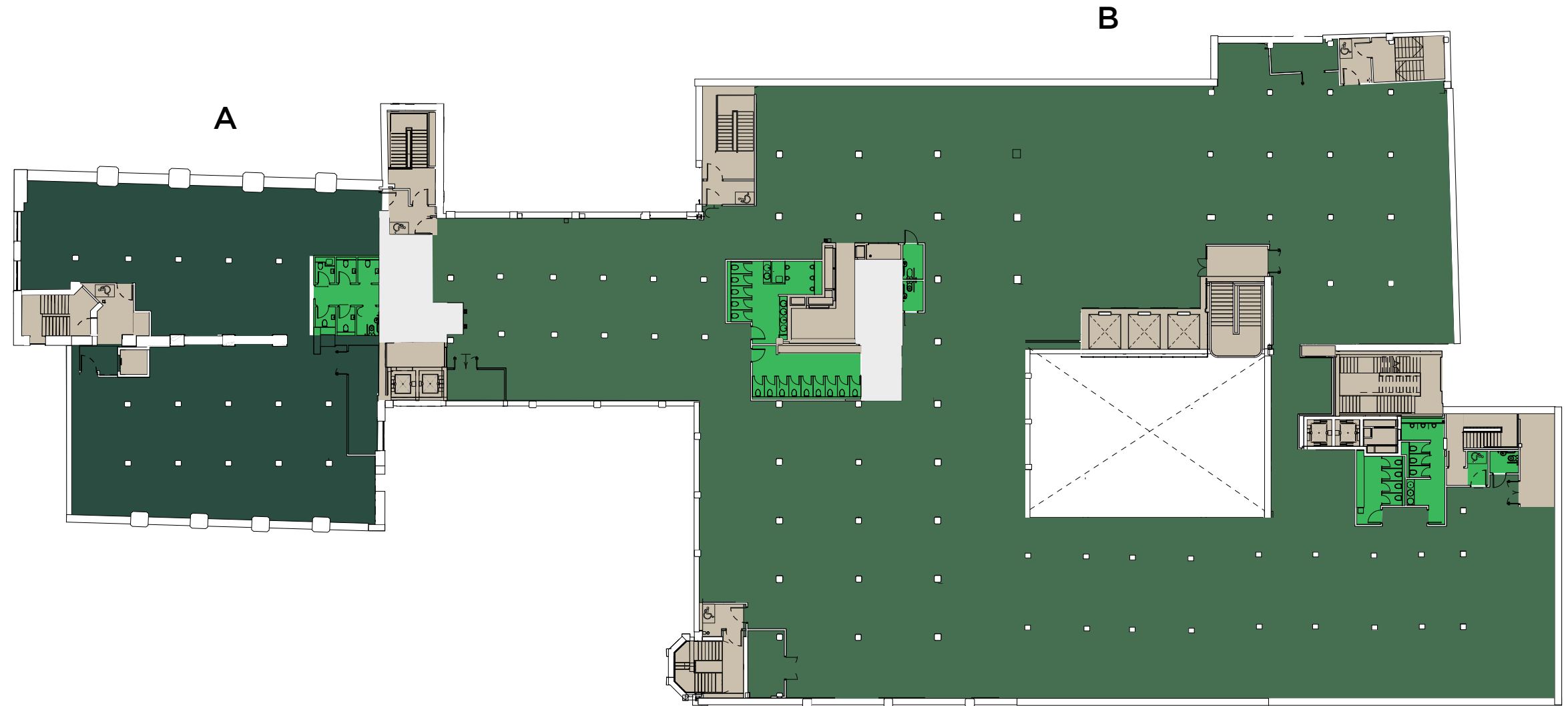
Comprising
A - 5,188 sq ft | 482 sq m
B - 22,055 sq ft | 2,045 sq m



SECOND FLOOR

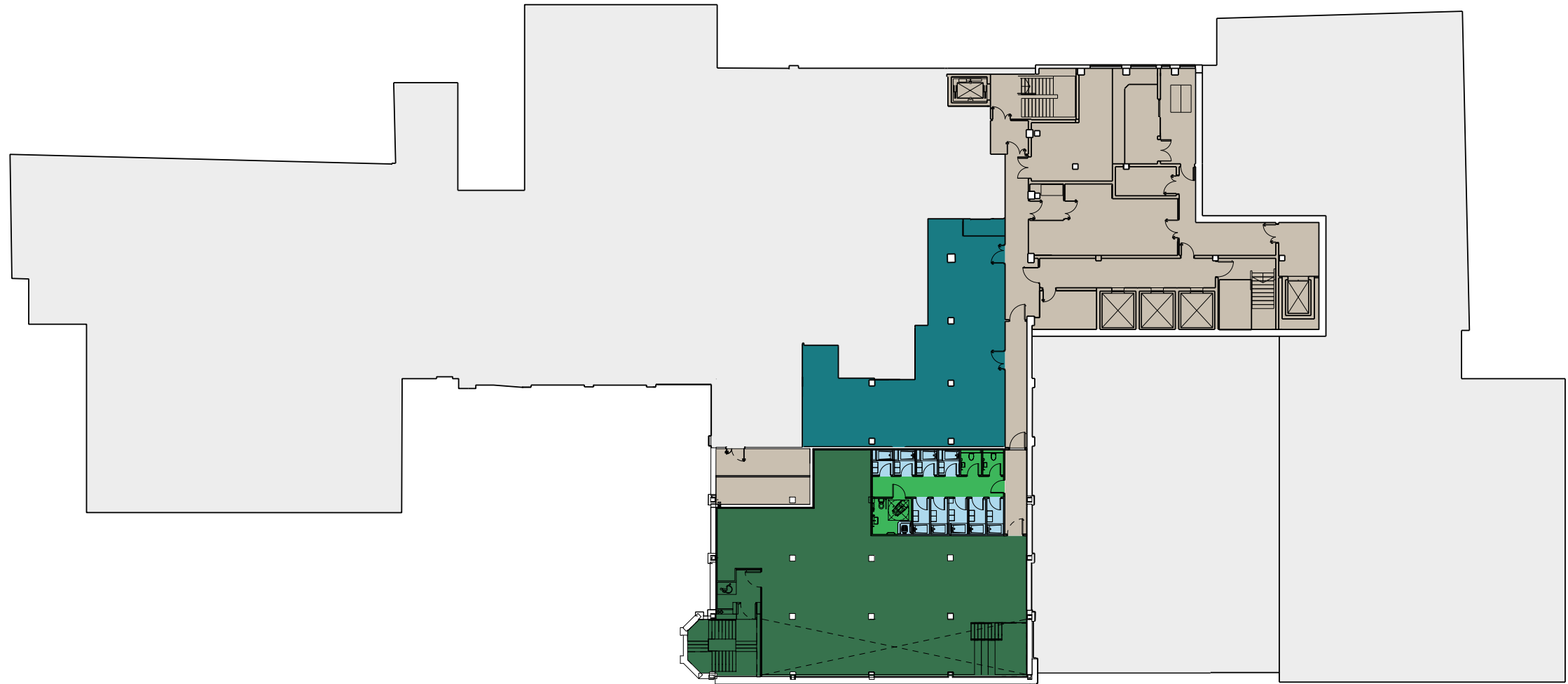
Total Floor
27,491 sq ft | 2,554 sq m

Comprising
A - 5,242 sq ft | 487 sq m
B - 22,249 sq ft | 2,067 sq m



LOWER GROUND FLOOR

Total Floor
2,476 sq ft | 230 sq m



- | | | |
|--|---|---|
|  |  |  |
| Office | Showers | Core |
|  |  |  |
| Bike Store | WCs | Residential |

THE LOCATION



A SLICE OF CONNECTIVITY

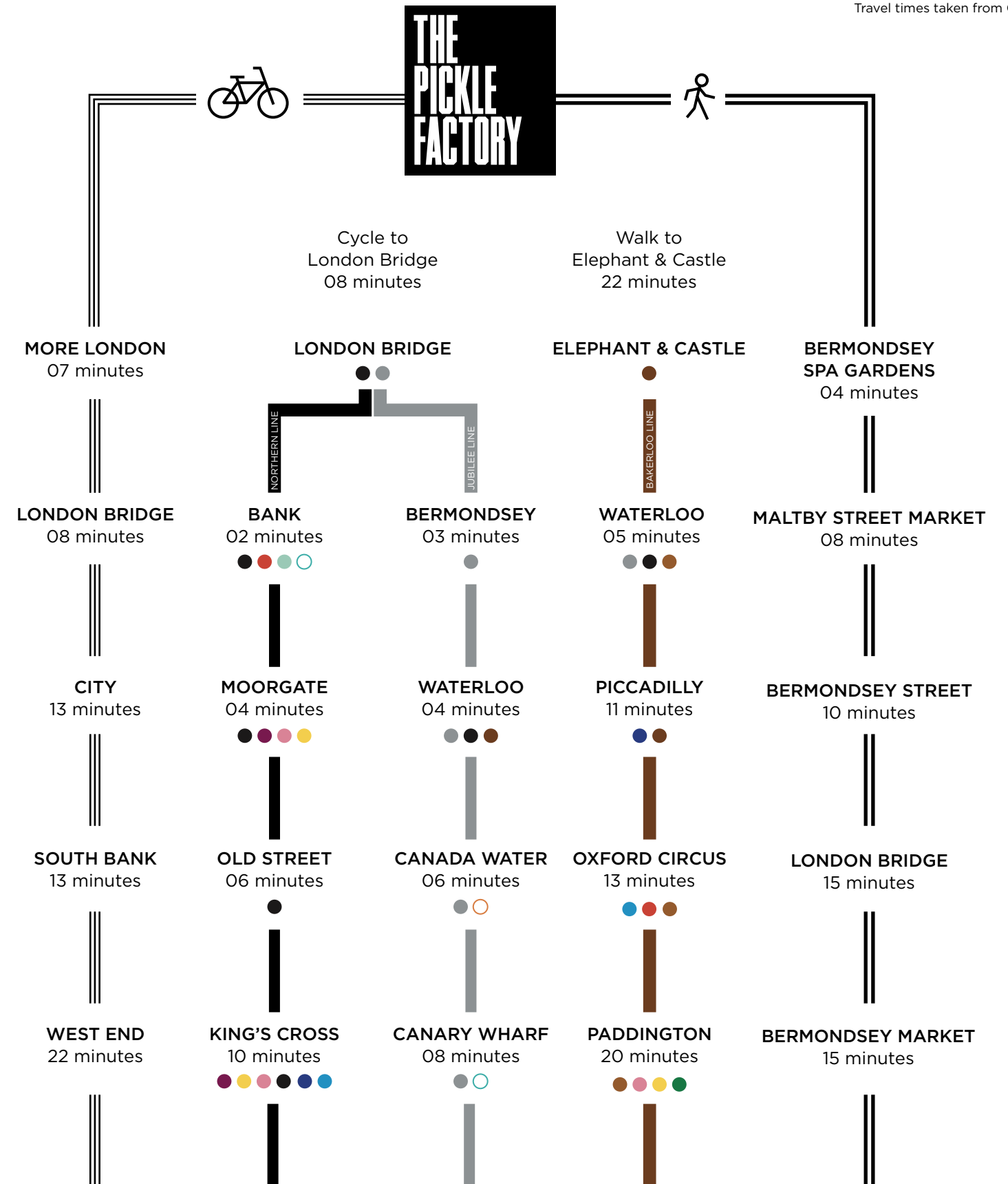
Travel times taken from Citymapper & TFL

Whether it's a business meeting in Canary Wharf, a Friday brunch in Soho 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.



AMENITIES

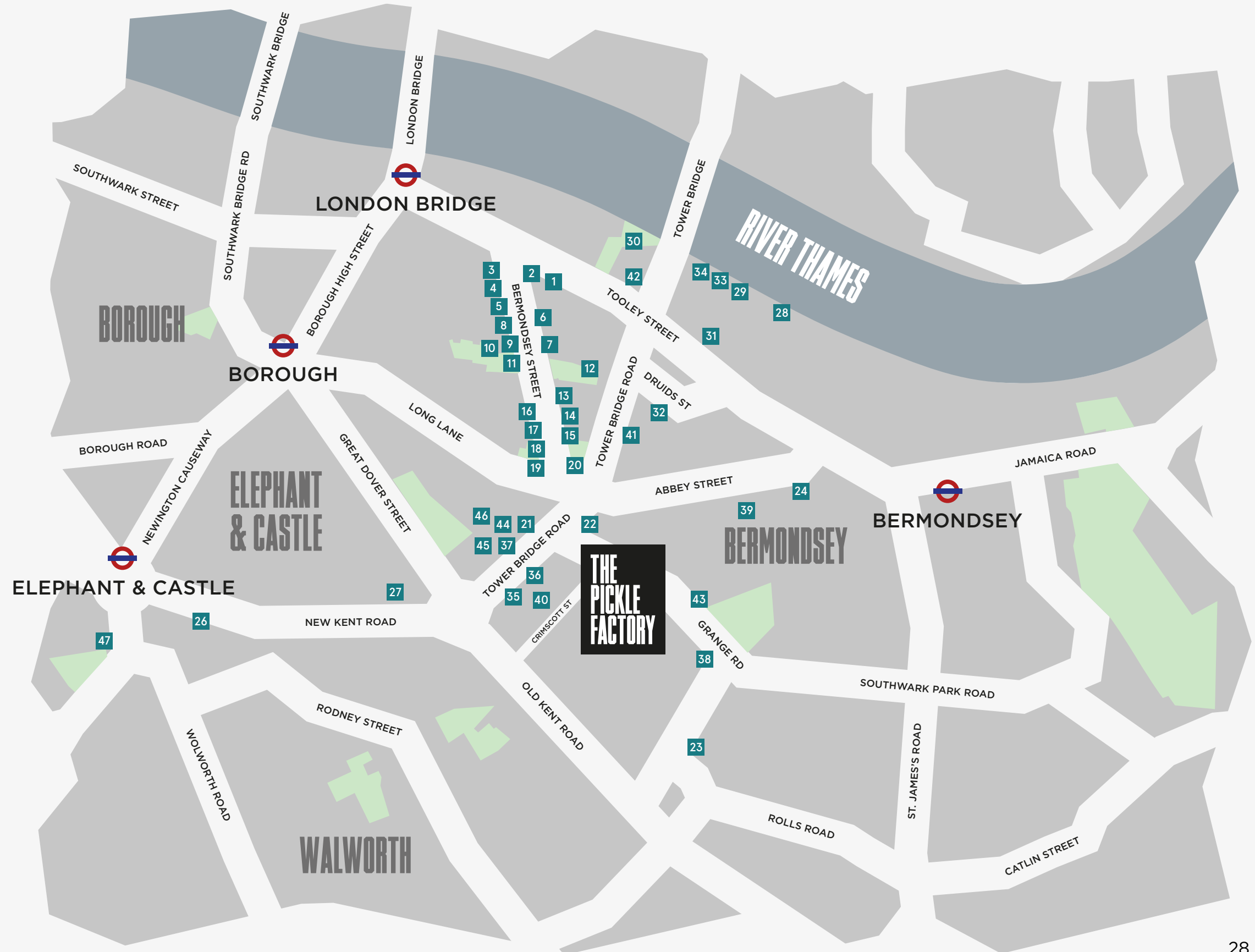


AMENITIES



- 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

- 23 Crol and Co
- 24 Bone Daddies
- 25 Brasserie Toulouse Lautrec
- 26 Tupi
- 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
- 41 Constancia
- 42 Restaurant Story
- 43 Café Amisha
- 44 Machine
- 45 Earth Sea
- 46 Nabatee
- 47 Mercato Elephant Park



AMENITIES



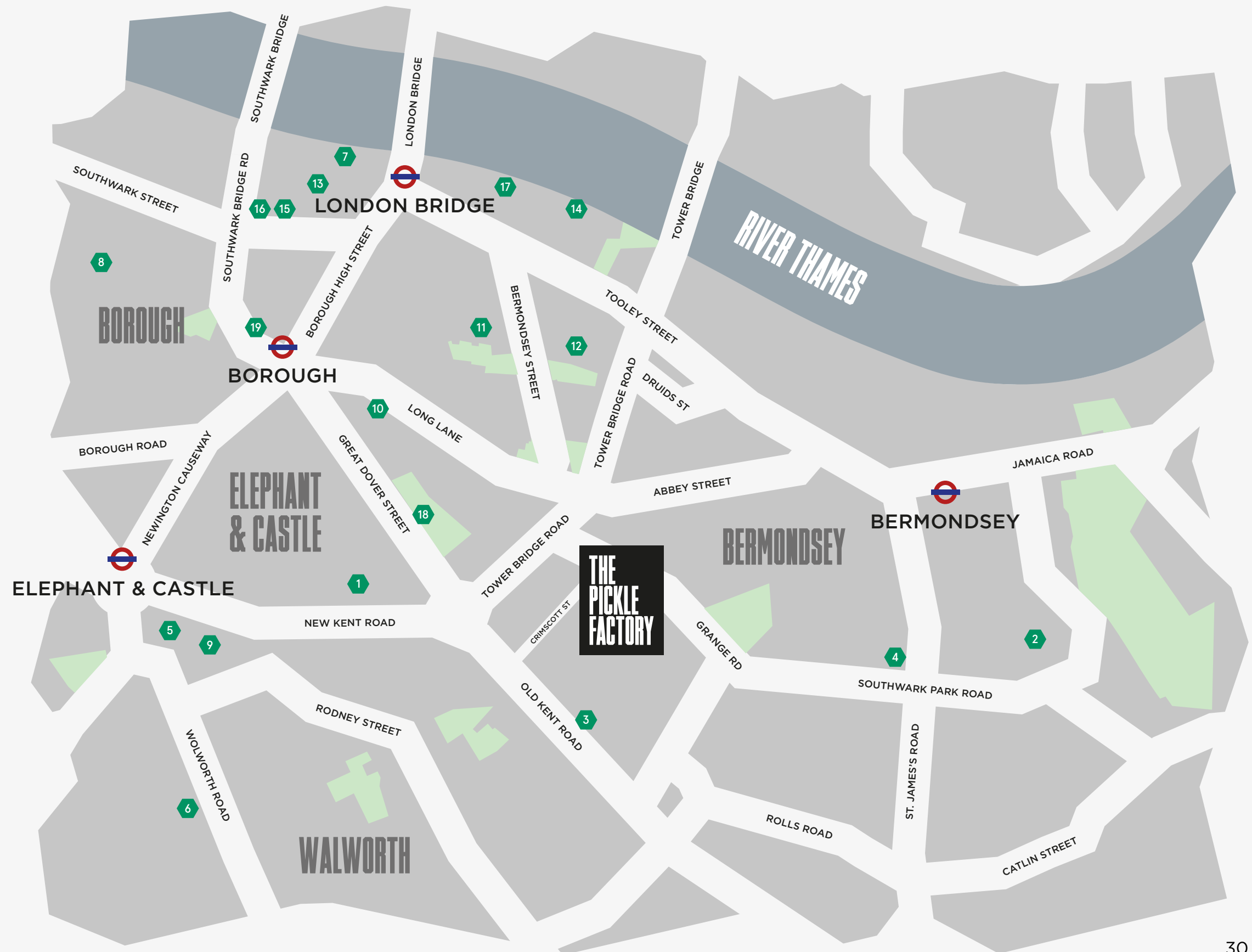
- 1 Peter Layton Glassblowing
- 2 White Cube
- 3 Fashion and Textile Museum
- 4 Kino Bermondsey
- 5 Bermondsey Antique Market
- 6 London Bridge Theatre
- 7 The Scoop
- 8 Tannery Arts
- 9 Globe Theatre
- 10 Everyman Cinema



AMENITIES



- 1 Go Mammoth
- 2 Arch Climbing Wall
- 3 White Collar Boxing London
- 4 CrossFit Bermondsey
- 5 CrossFit Elephant & Castle
- 6 3 Aces CrossFit
- 7 Secret Boxing Gym
- 8 Flying Fantastic
- 9 Gymbox Elephant & Castle
- 10 Pure Gym
- 11 Studio 74
- 12 Globe House Yoga
- 13 Neals Yard Therapy Room
- 14 Thirdspace
- 15 The Fitting Rooms
- 16 F45
- 17 DW Fitness First
- 18 Football Pitches
- 19 3Tribes Yoga



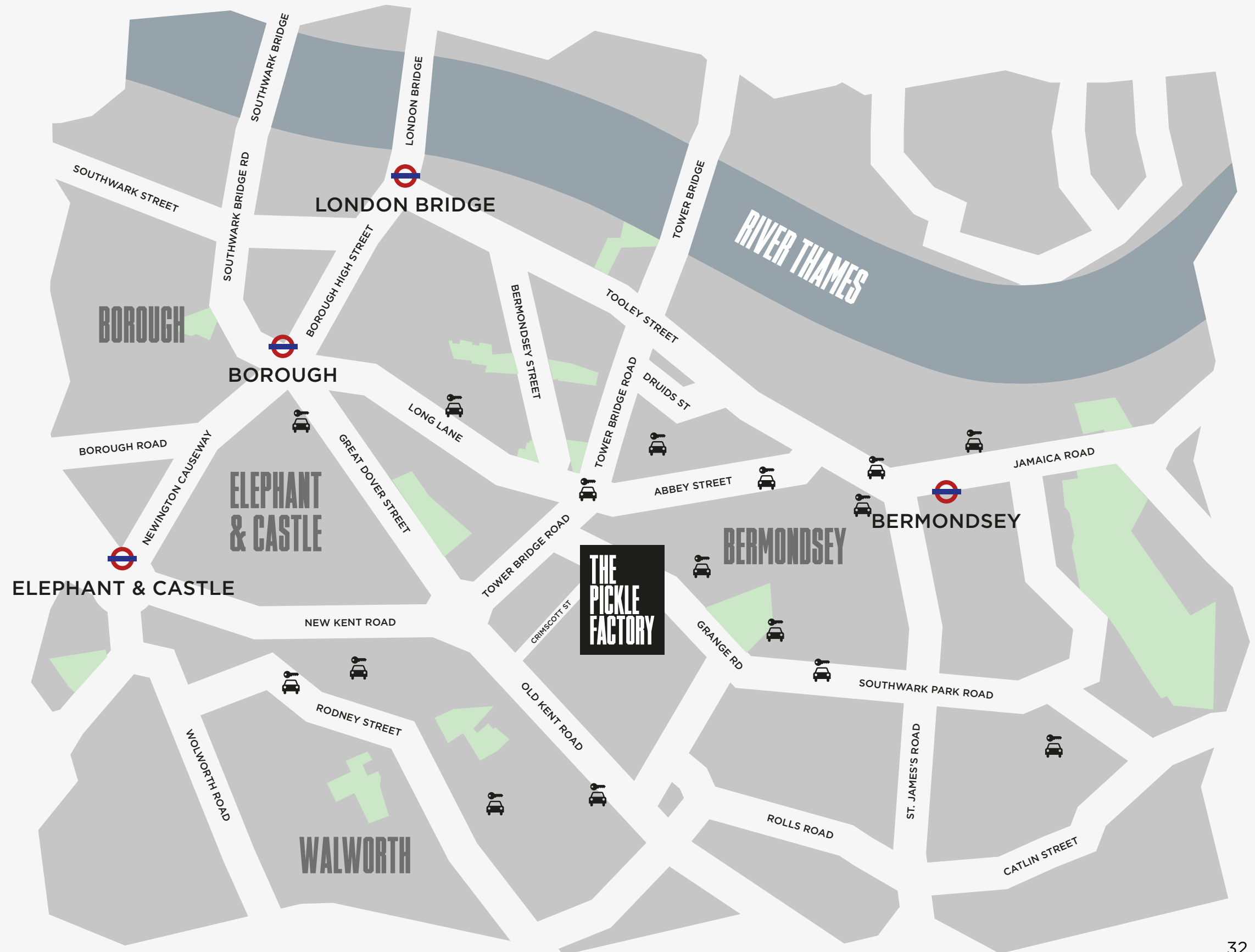
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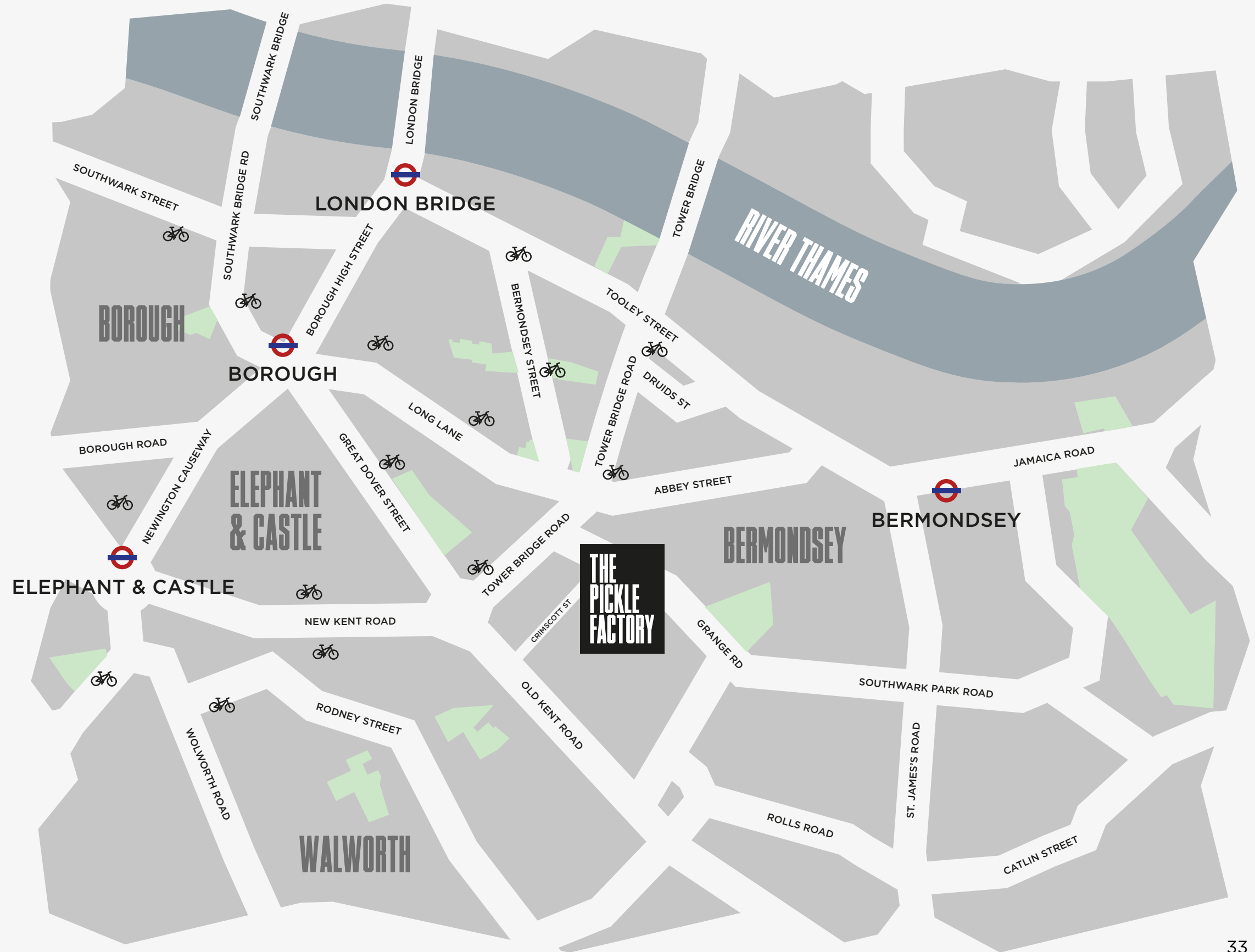
- 1 Vinegar Yard
- 2 Mercato Metropolitano
- 3 Maltby Street Market
- 4 Tabard Street Food Market
- 5 Spa Terminus
- 6 Borough Market



AMENITIES

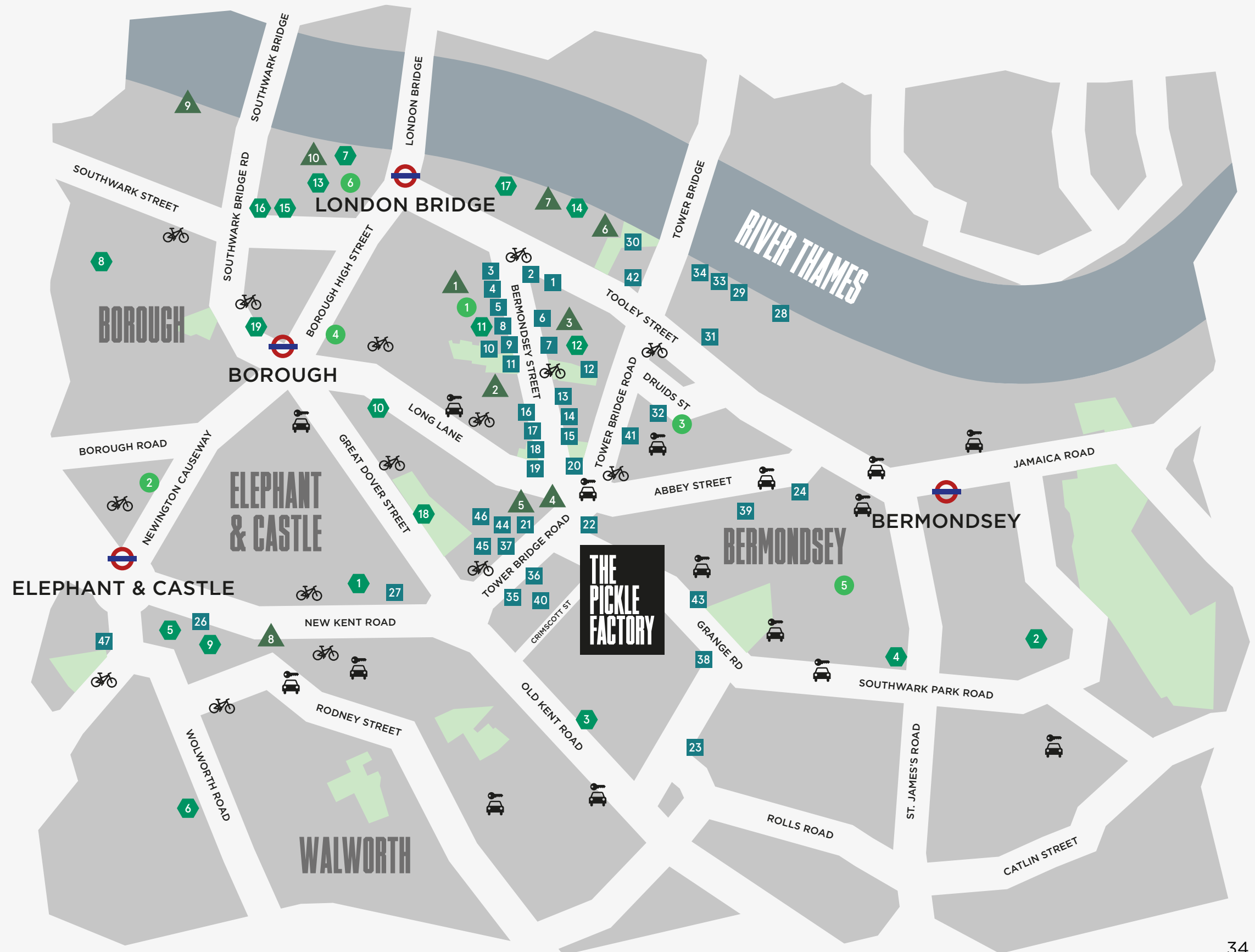


AMENITIES



AMENITIES

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AMENITIES



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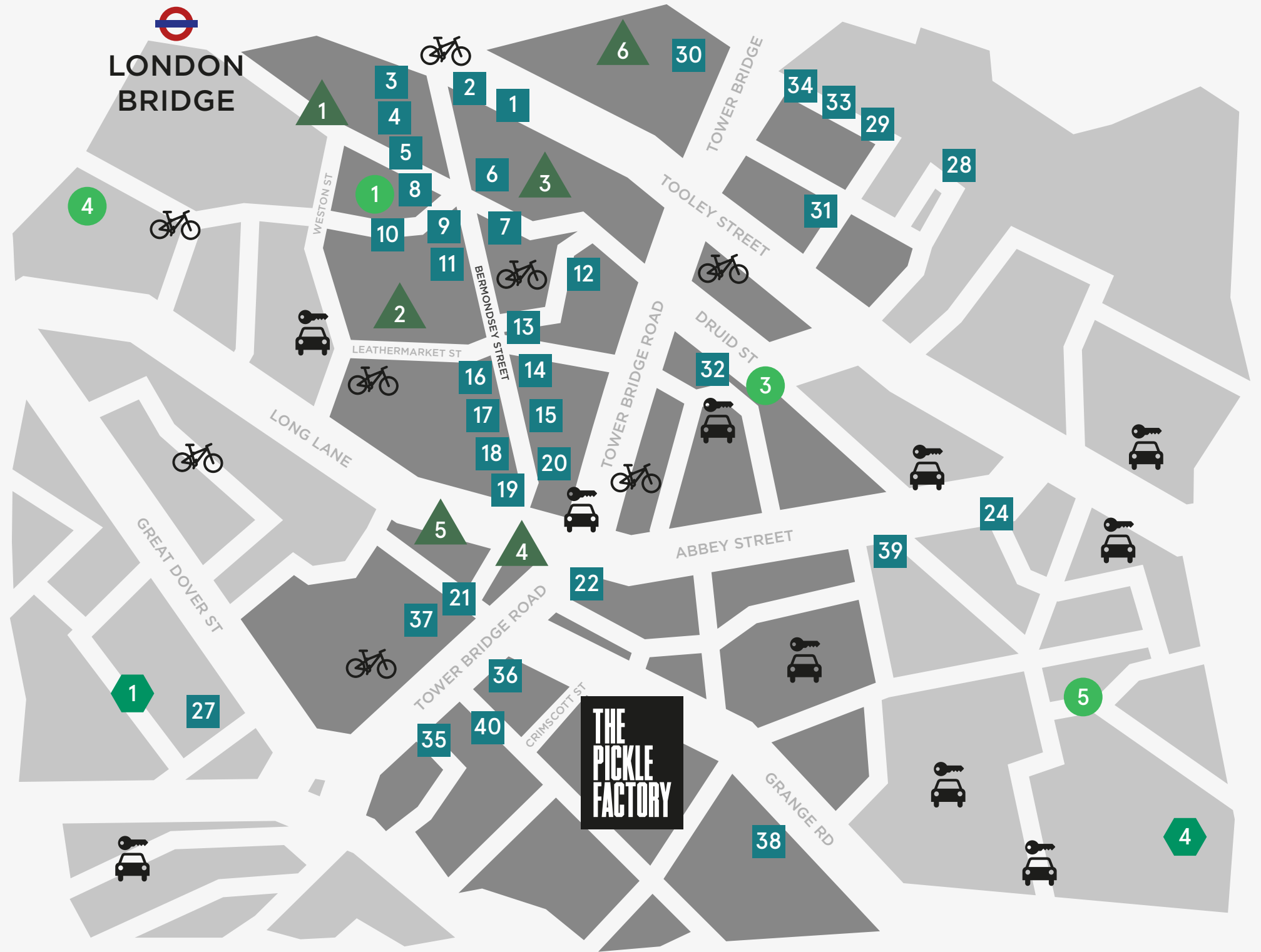
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- 4 Kino Bermondsey
- 5 Bermondsey Antique Market
- 6 London Bridge Theatre



SAVOUR THE LOCAL CULTURE



Vinegar Yard



The Globe Theatre



In a pocket of London known for its art, design and buzzing atmosphere, the site will include a 14,000 sq ft artistic hub prelet to Tannery Arts/Drawing Room which is an independent charity 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.

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.



A WELL SEASONED TEAM

DEVELOPER



COMMERCIAL CONSULTANTS



ARCHITECTS



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HALL
MONAGHAN
MORRIS**

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