

THE PICKLE FACTORY

5 NEW TANNERY WAY,
BERMONDSEY, SE1 5EB

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 86,000 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.

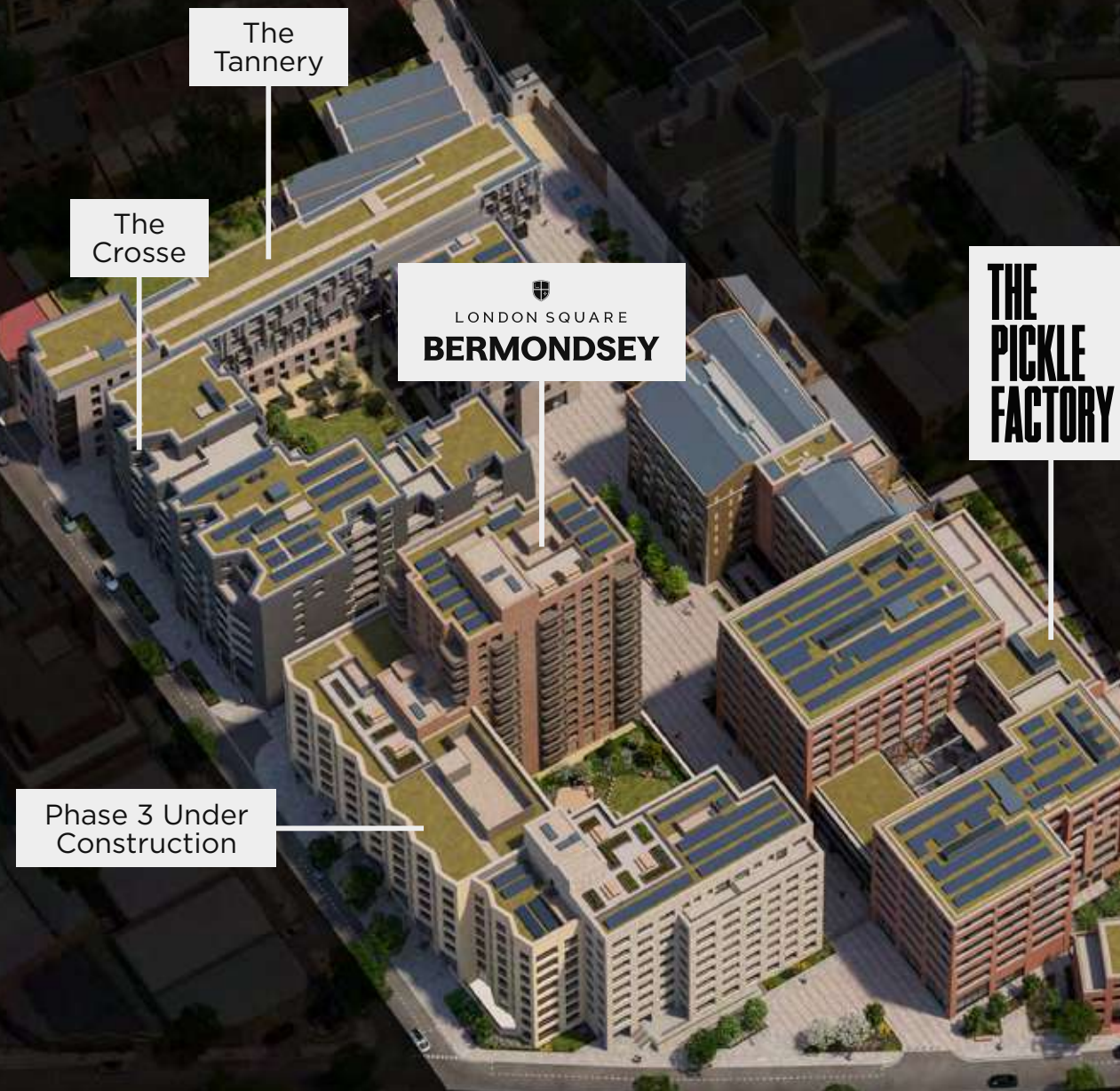
In 1924 a new kitchen was built on the Crosse and Blackwell site which was known as the 'Great Addition' and the factory continued to concoct chutneys, jellys and relishes until 1969.



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 FINISH

■ 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

■ Classroom space indicative fit-out.

AMENITIES



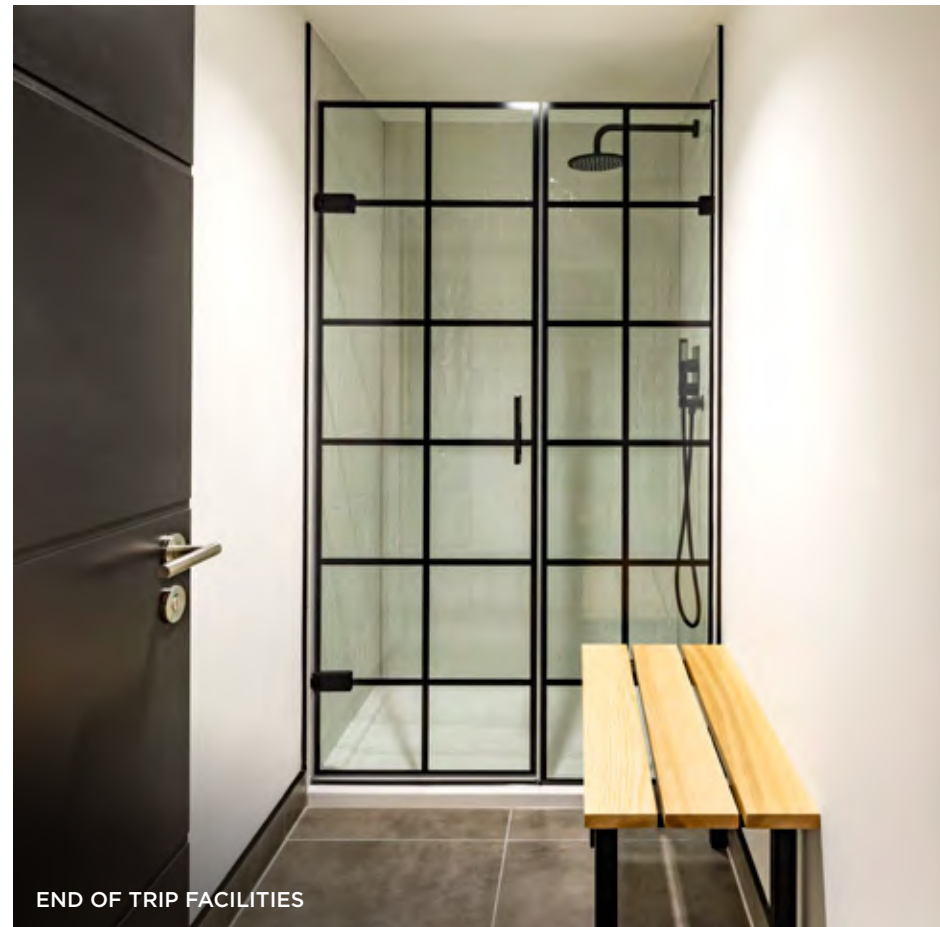
COMMUNAL AREA IN ATRIUM



FITTED MEETING ROOMS



BIKE STORAGE



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

MALTBY STREET
MARKET

BERMONDSEY STREET

BERMONDSEY SQUARE

← ELEPHANT &
CASTLE STATION
🚶🚇🚗🚏

BERMONDSEY
STATION →
🚶🚇🚗🚏

CRIMSCOTT STREET

THE
PICKLE
FACTORY

TANNERY ARTS

BERMONDSEY SPA
GARDENS

BERMONDSEY STREET

A SHORT WALK AWAY



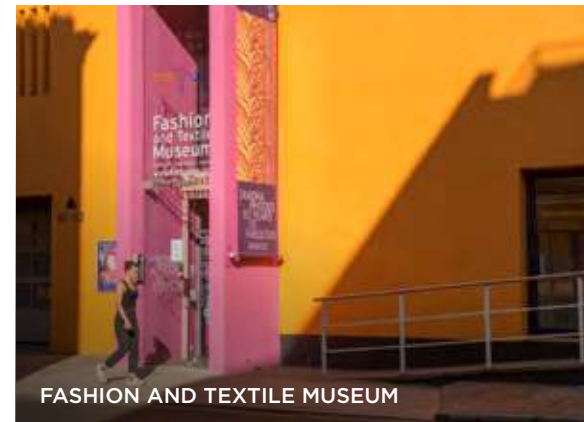
BERMONDSEY STREET



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.



MERCATO METROPOLITANO



SOUTHWARK PARK



WHITE CUBE GALLERY



MALTBY STREET MARKET



VINEGAR YARD

CONNECTIVITY

Travel times taken from Citymapper & TFL

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.



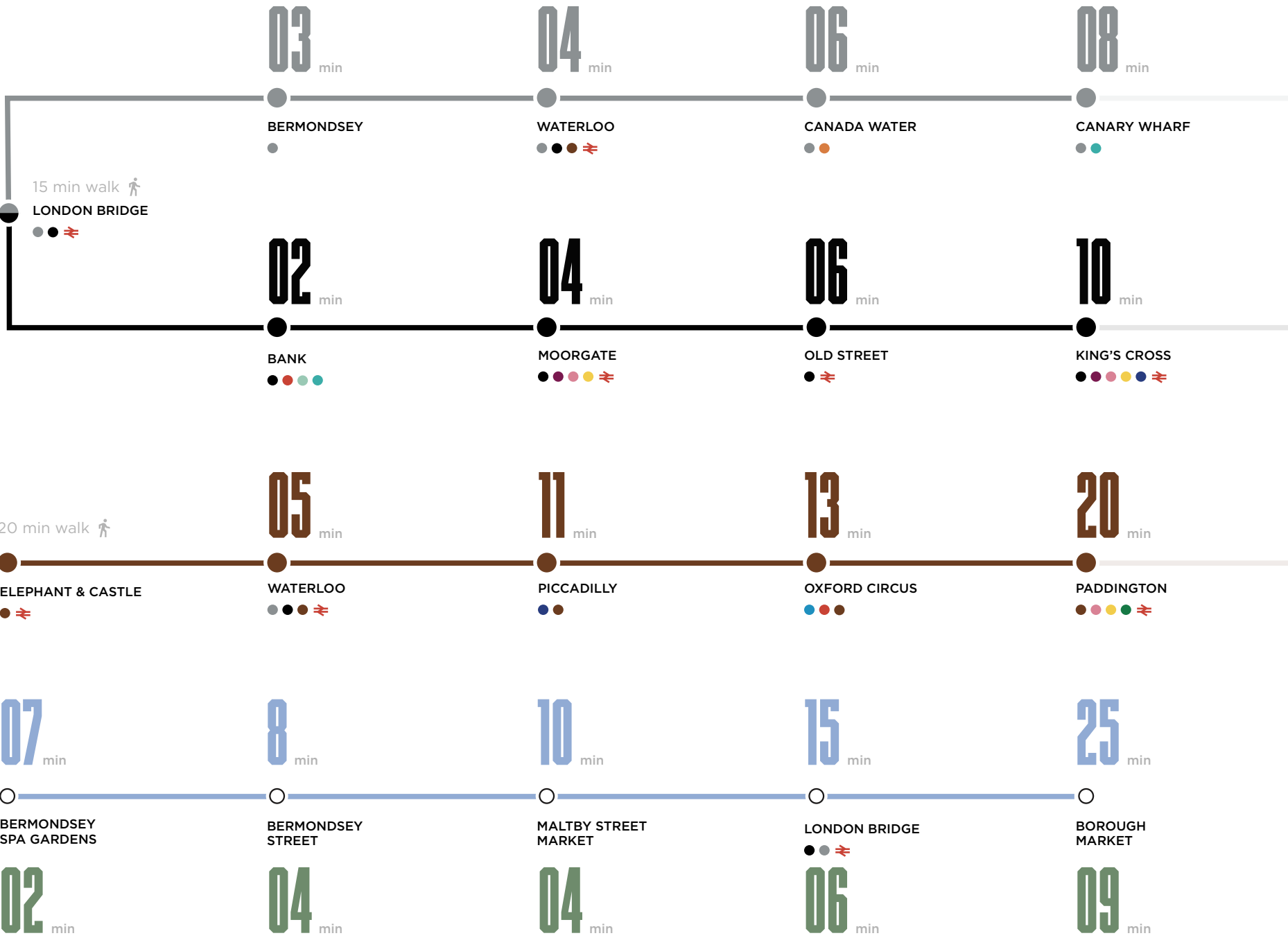
JUBILEE LINE

NORTHERN LINE

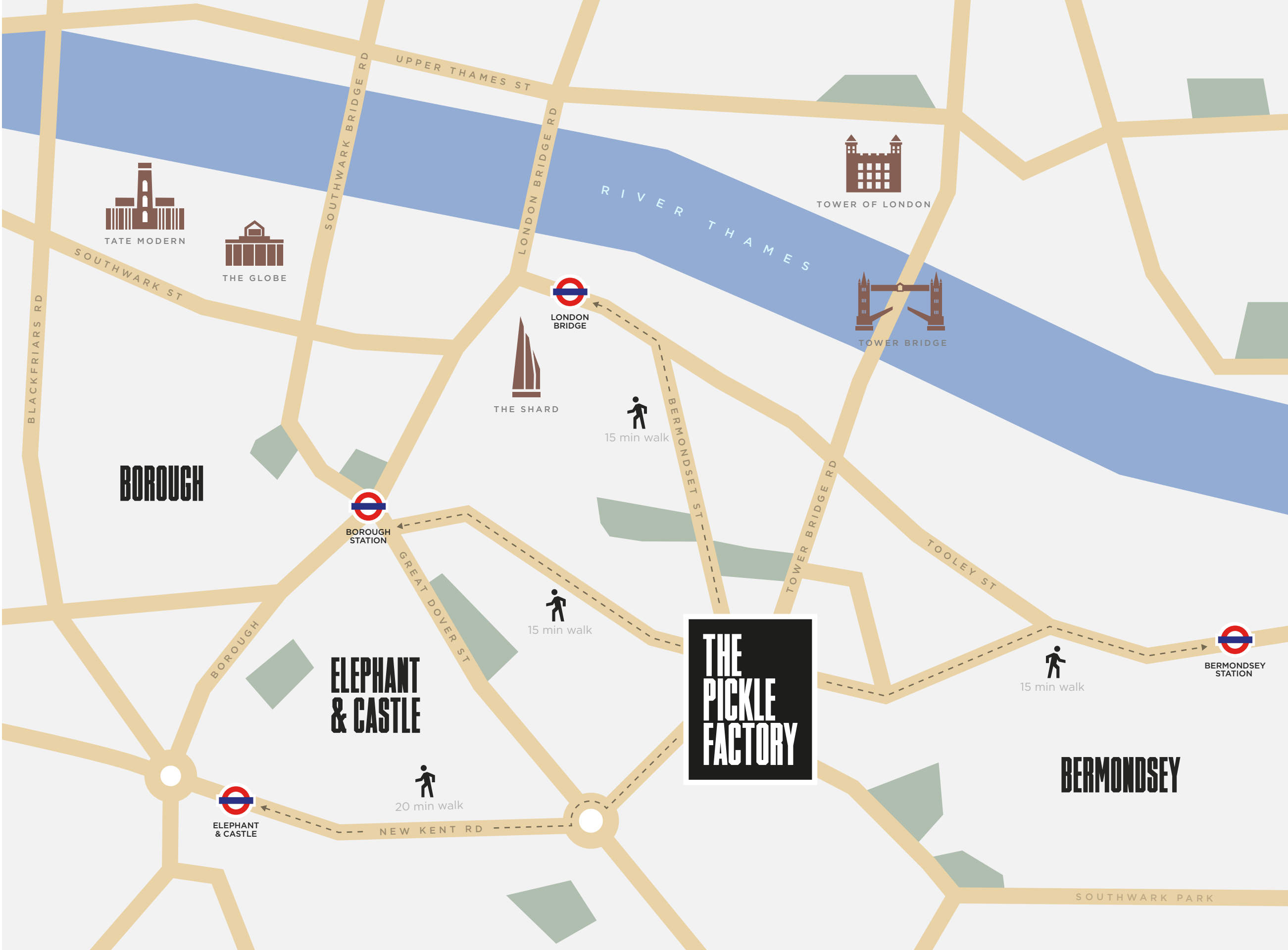
BAKERLOO LINE

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

CULTURE

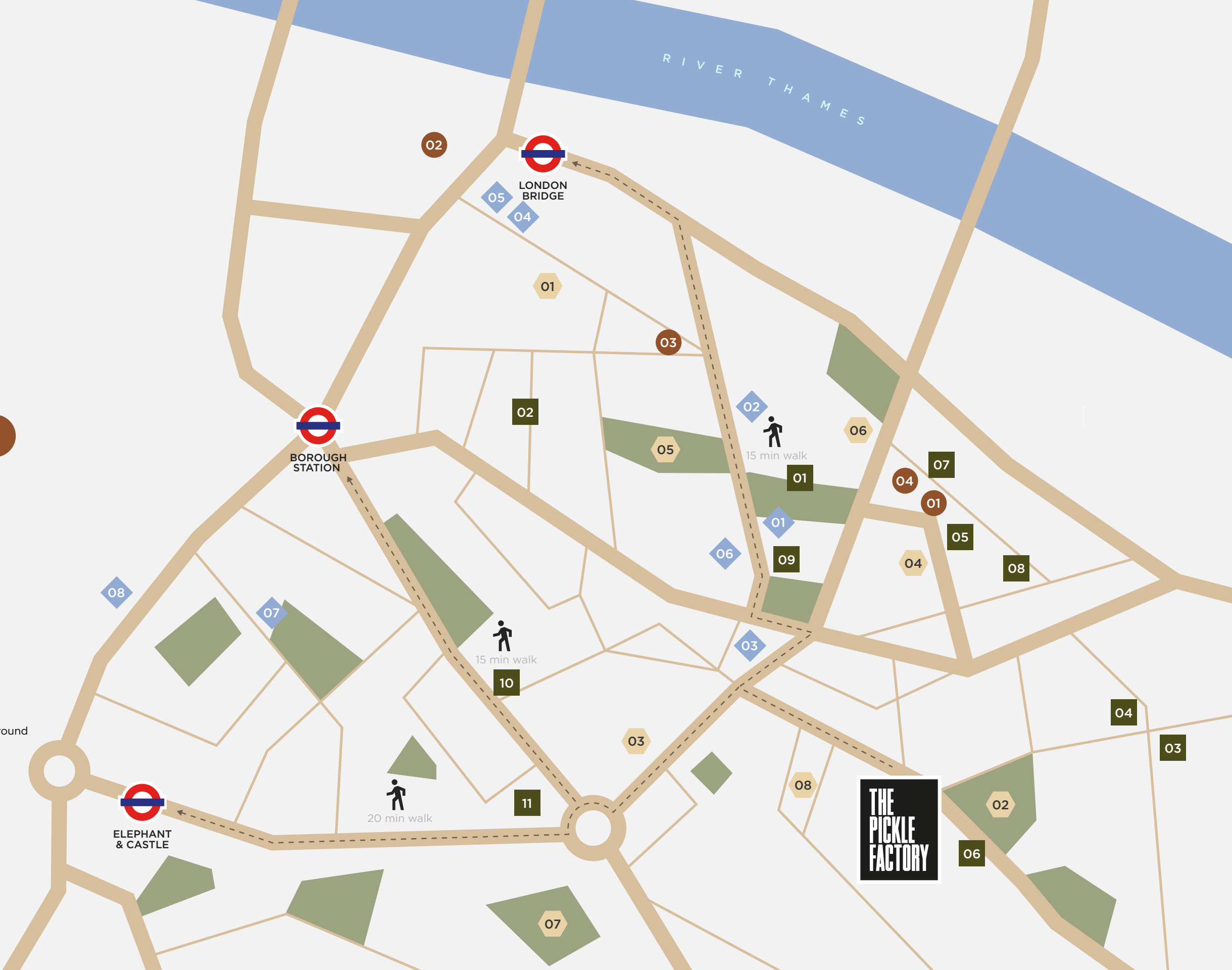
- 01. Bermondsey street festival
- 02. Fashion and Textile Museum
- 03. The Arzner
- 04. Science Gallery
- 05. The Old Operating Theatre Museum
- 06. White Cube Bermondsey
- 07. Baitul Aziz Islamic Cultural Centre
- 08. Ministry of Sound

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



RARE SOUTH OF THE RIVER EDUCATIONAL OPPORTUNITY

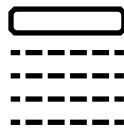
Brand-new Grade A premises with a range of onsite and nearby amenities to enhance student experience and learning environments.

THE SCHEME
LOCATION
➤ SPECIFICATION
ACCOMMODATION

SUMMARY SPECIFICATIONS



Ground floor
reception and large
activated atrium



Base build
density 1:8 sq m



Openable windows



Air conditioned by
way of exposed
services



4 x passenger lifts



1 x goods lift serving
the ground to
lower ground floor



Contemporary
suspended lighting



Fibre
connectivity



Connection to
district heating
network



98 Bike racks



Lockers



10 Showers



EPC B



BREEAM
Excellent

THE SCHEME

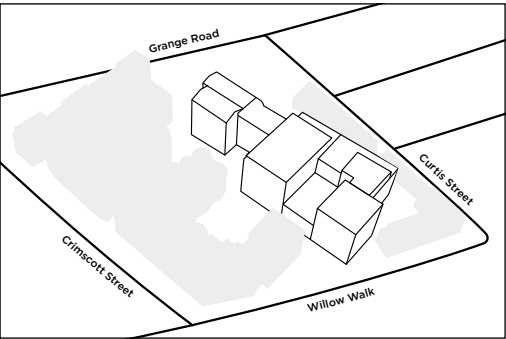
LOCATION

SPECIFICATION

➤ **ACCOMMODATION**

SCHEDULE OF AREAS

- Residential
- Workspace / Educational
- Affordable Workspace



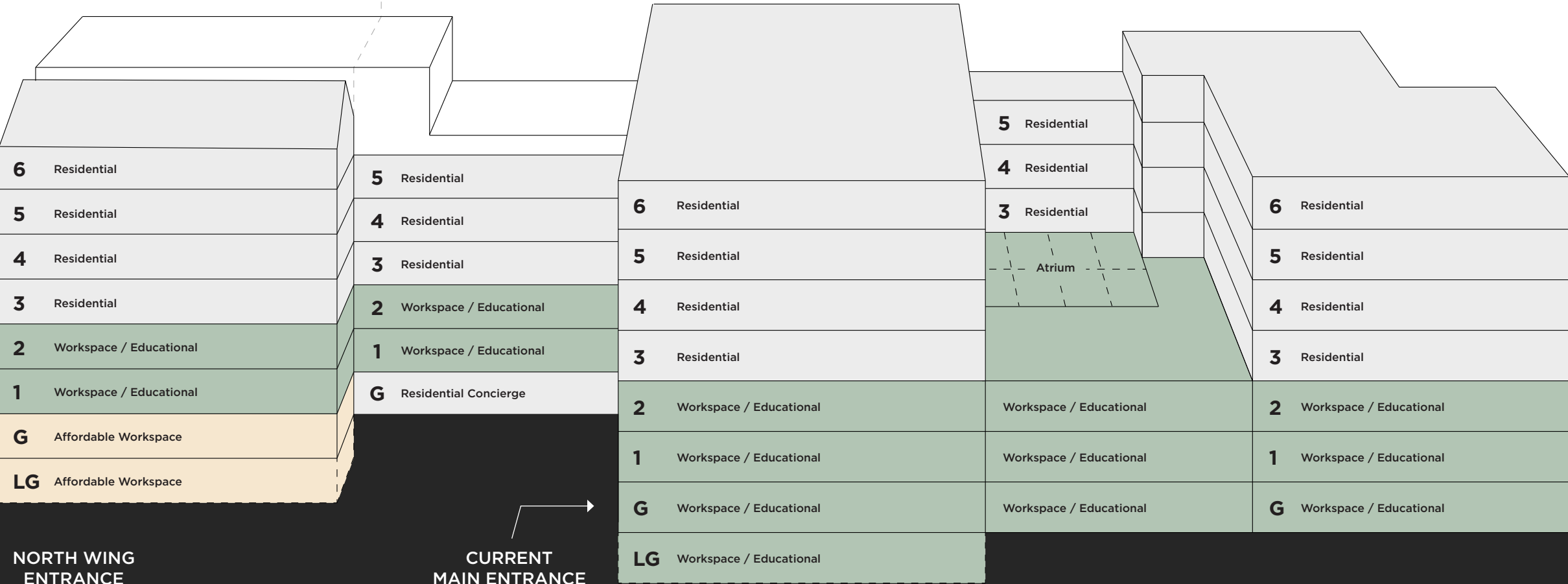
← NORTH WING

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

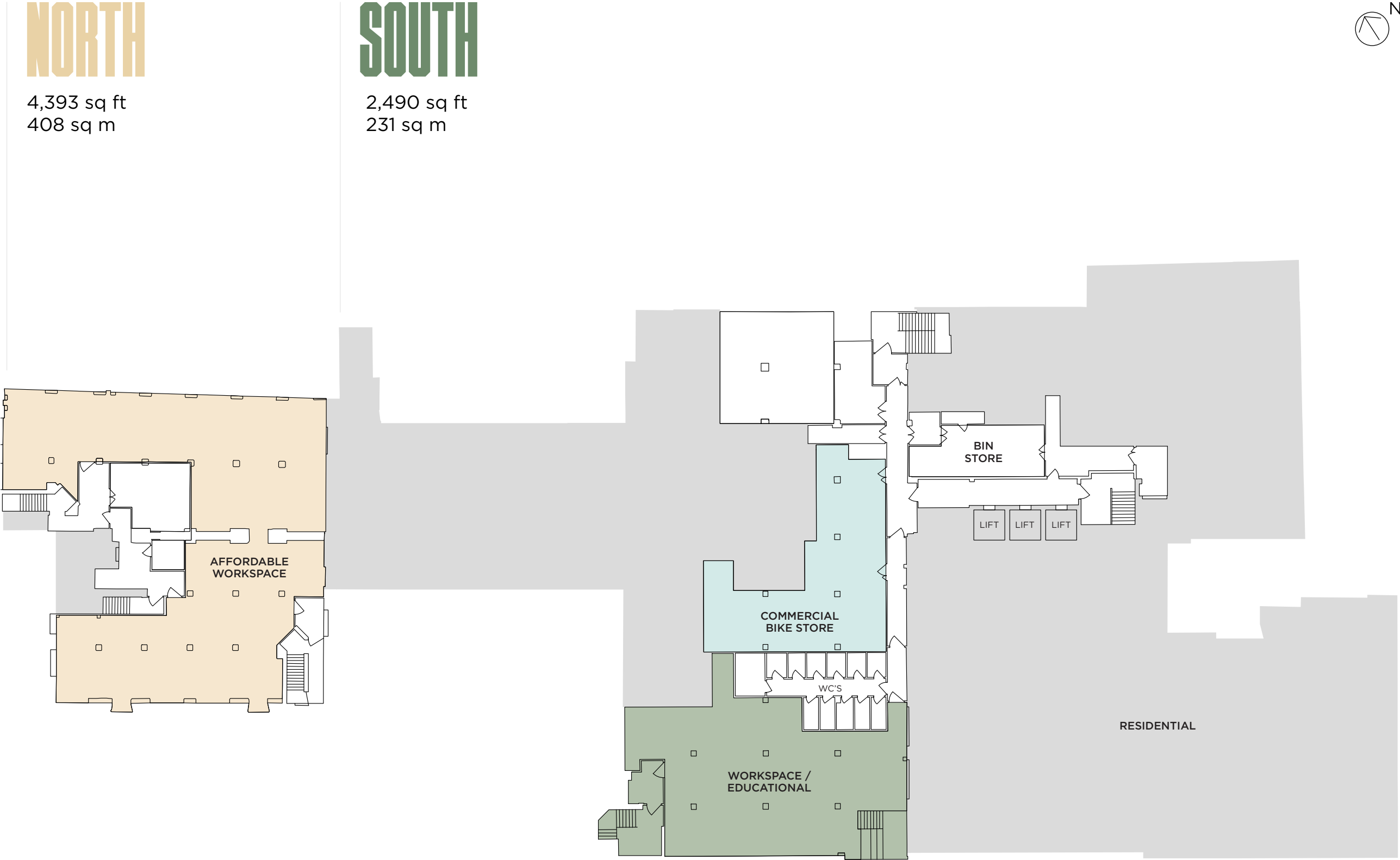
CURRENT
MAIN ENTRANCE



FLOOR PLANS

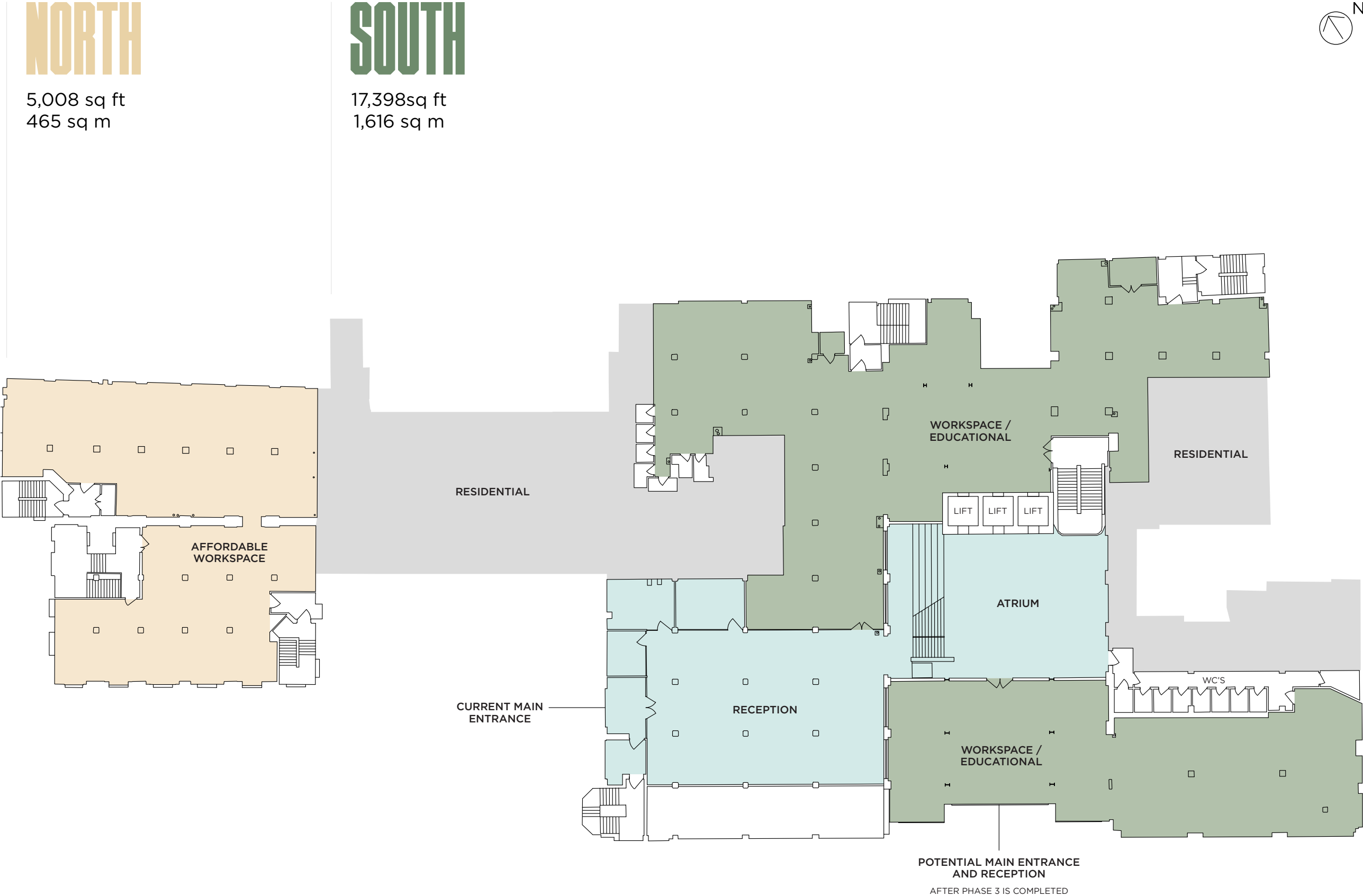
LOWER GROUND FLOOR

- 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

- Affordable Workspace
5,008 sq ft | 465 sq m
- Workspace / Educational
11,880 sq. ft. / 1,103 sq. m.
- Reception & Atrium
5,518 sq ft | 513 sq m
- Total Floorplan
22,406 sq ft | 2,081 sq m



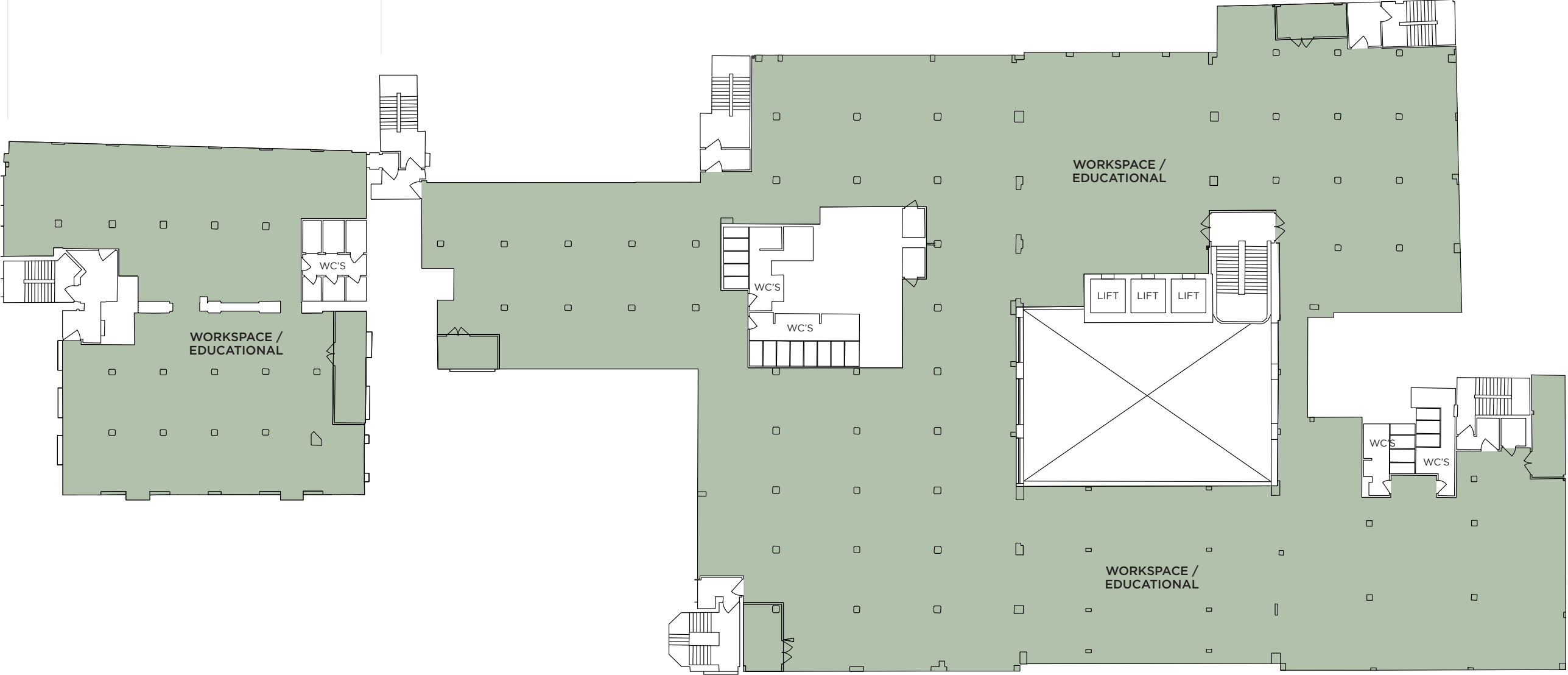
FIRST FLOOR

NORTH

5,184 sq ft
482 sq m

SOUTH

23,075 sq ft
2,144 sq m



Workspace / Educational
28,259 sq ft | 2,625 sq m

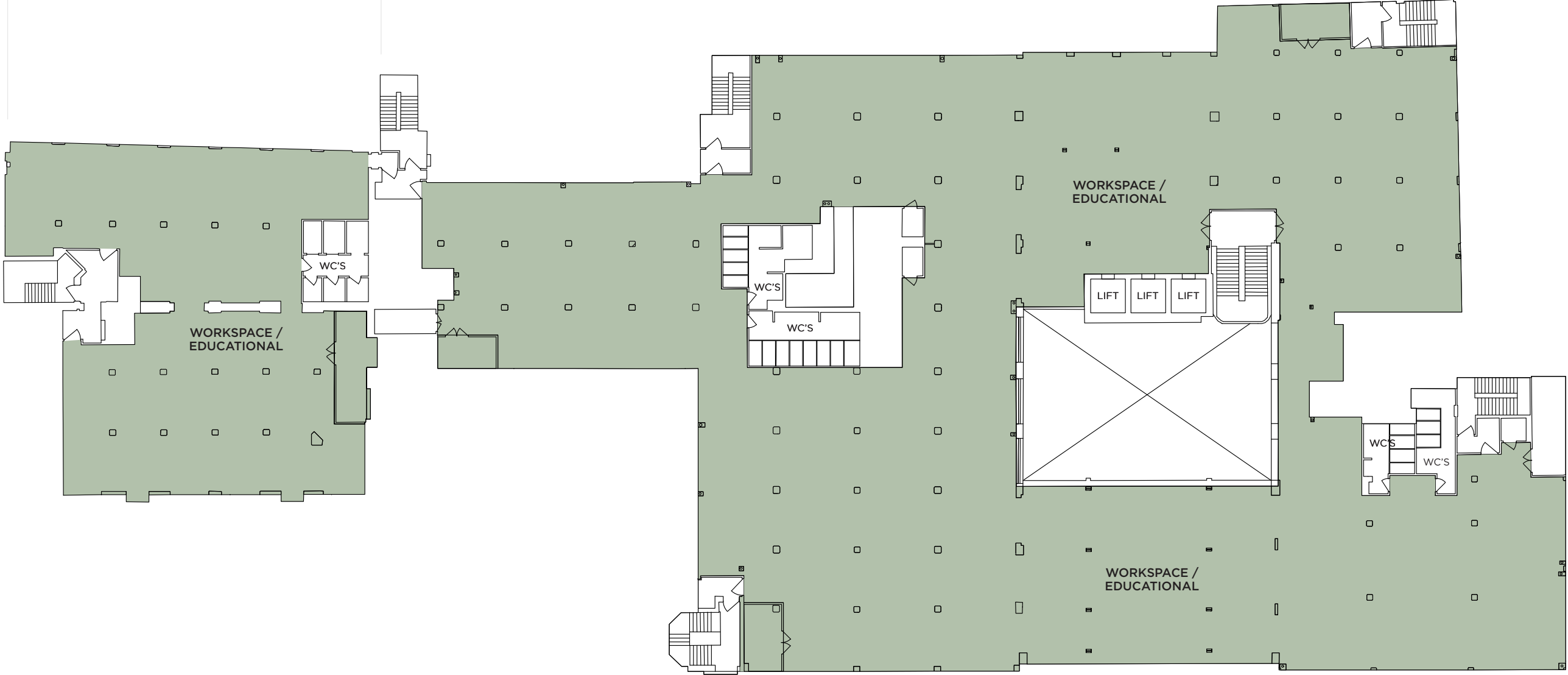
SECOND FLOOR

NORTH

5,205 sq ft
484 sq m

SOUTH

23,401 sq ft
2,174 sq m



Workspace / Educational
28,606 sq ft | 2,658 sq m



SPACE PLANS FOR: EDUCATION

BASEMENT FLOOR

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

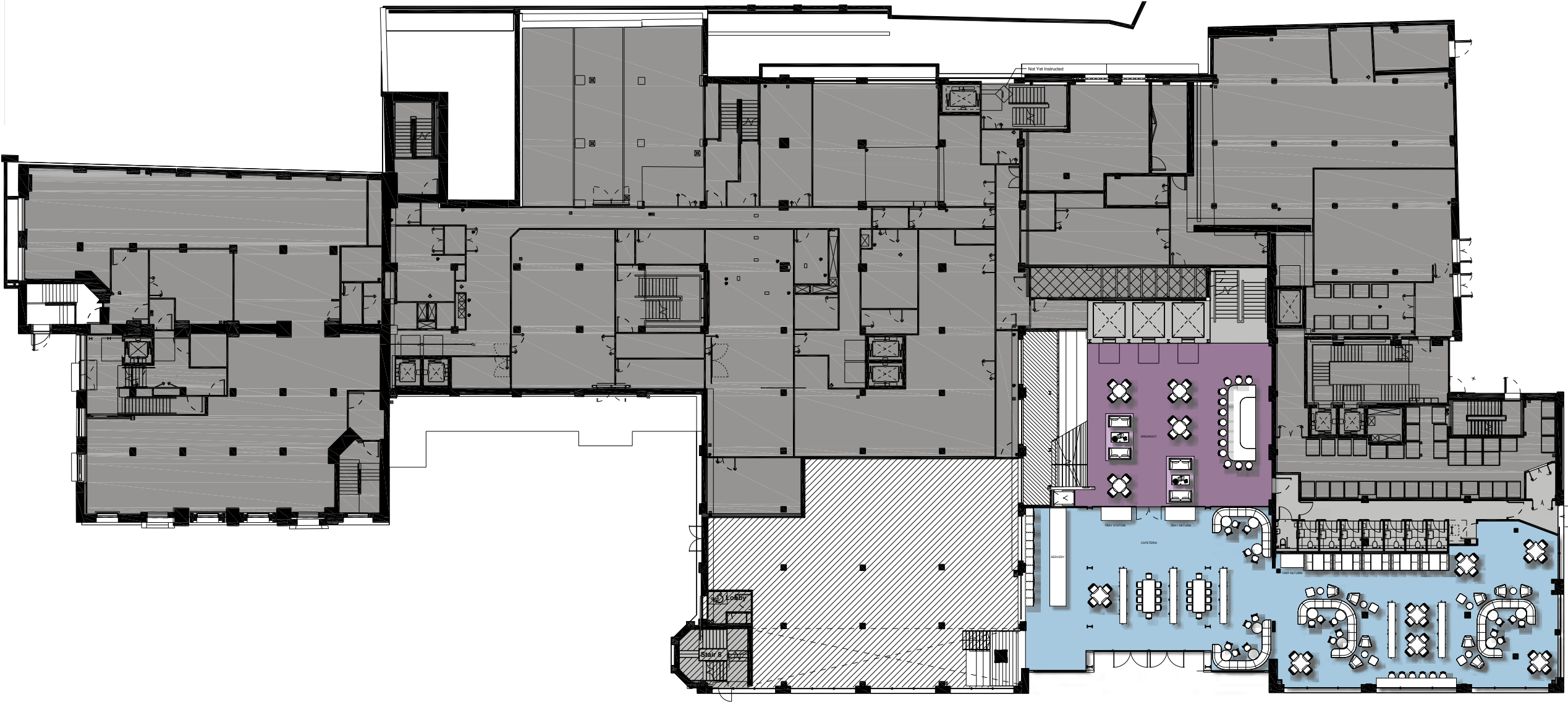
EDUCATION SPACE PLAN



GROUND FLOOR

EDUCATION SPACE PLAN

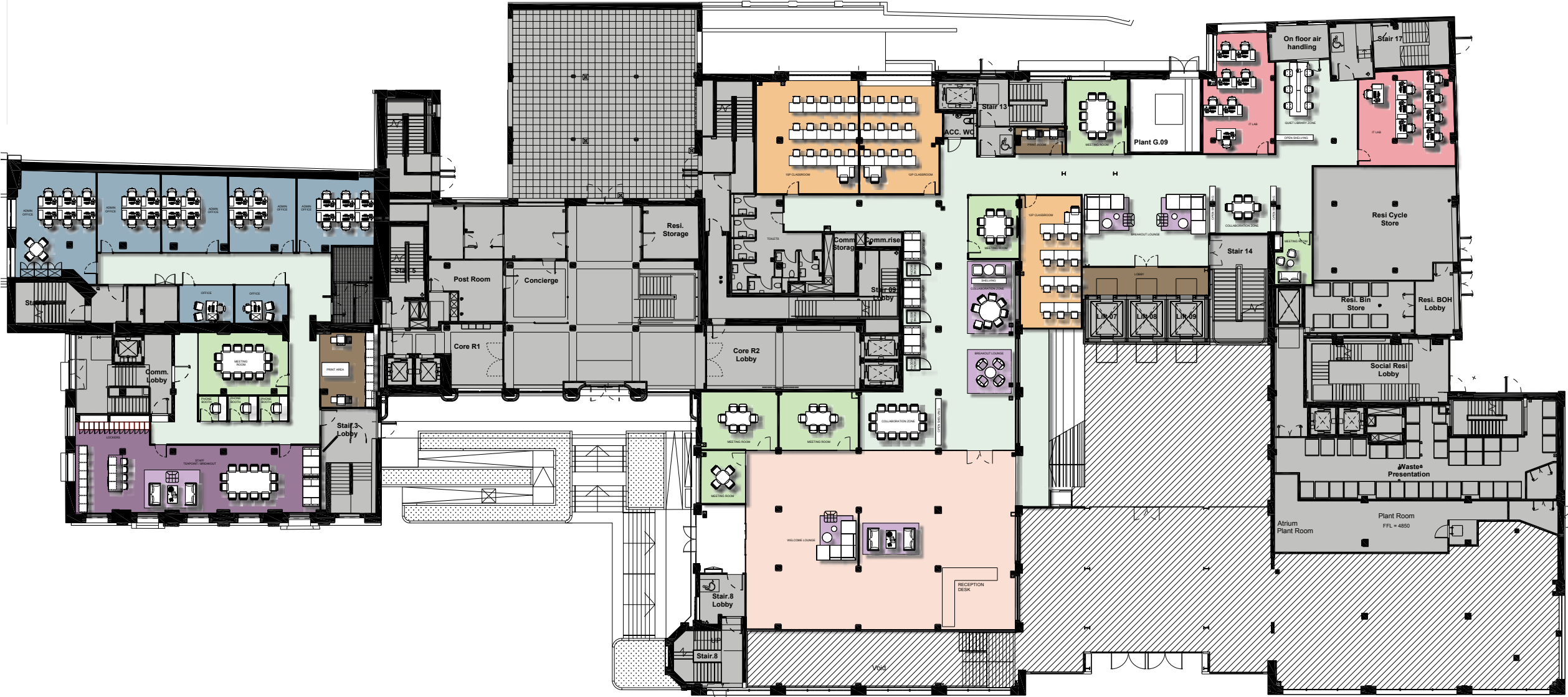
● Breakout	1
● Cafeteria	1



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



THE TEAM

DEVELOPER



ARCHITECTS

ALLFORD
HALL
MONAGHAN
MORRIS



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