



WORKS

THE CROSSE

AT THE PICKLE FACTORY
BERMONDSEY, SE1

6,049 SQ FT OF NEWLY DEVELOPED COMMERCIAL SPACE



On the site of the former Crosse and Blackwell factory – home of Branston Pickle – The Crosse is the first commercial phase of a major redevelopment of the 4.7 acre site, combining the regeneration of traditional warehouses and new build state of the art, contemporary workspace.

The overall development will provide a new, vibrant community with open squares and public spaces. The development will host a major new art gallery along with artists studios and is only minutes from the buzz of the bars and restaurants of Bermondsey Street.

The Crosse offers 6,049 sq ft of fully fitted Cat A office and retail units. The units have been designed to offer a variety of sizes but they can easily be combined to provide larger, self-contained office space over two floors.

SUMMARY SPECIFICATIONS



Fit-out
available



New public
realm



Self-contained
Units



Street
frontage with
own front door



Circular
VRF units



Feature LED
lighting



1:8 sq m
occupation



Fully accessible
raised floor



Demised WCs



Excellent
natural light

SCHEDULE OF AREAS

The Crosse, comprising of 5 units which are available for lease or purchase with the opportunity for duplex offers. From Q1 2021.

Office

Unit	Total Area	
Unit 1 - Ground Floor	732 sq ft	68 sq m
Unit 2 - Ground Floor	1,356 sq ft	126 sq m
Unit 3 - First Floor	797 sq ft	74 sq m
Unit 4 - First Floor	2,120 sq ft	197 sq m
Total Office	5,005 sq ft	465 sq m

Retail

Unit	Total Area	
Retail 2 - Ground Floor	1,044 sq ft	97 sq m
Total Retail	1,044 sq ft	97 sq m

Total	6,049 sq ft	659 sq m
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All floor areas are subject to final measurement upon completion of refurbishment

GROUND FLOOR

Ground Floor
732 — 3,132 sq ft
(inc retail)

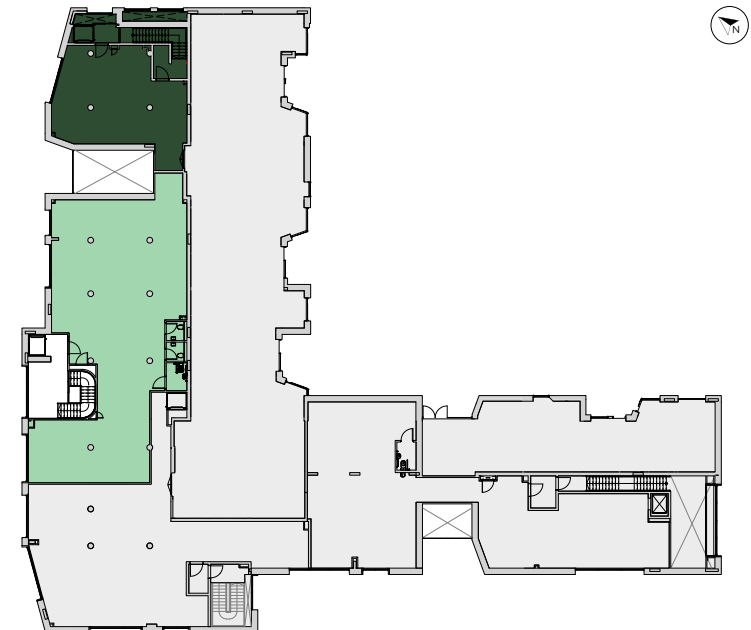
Unit 1
Unit 2
Retail 2



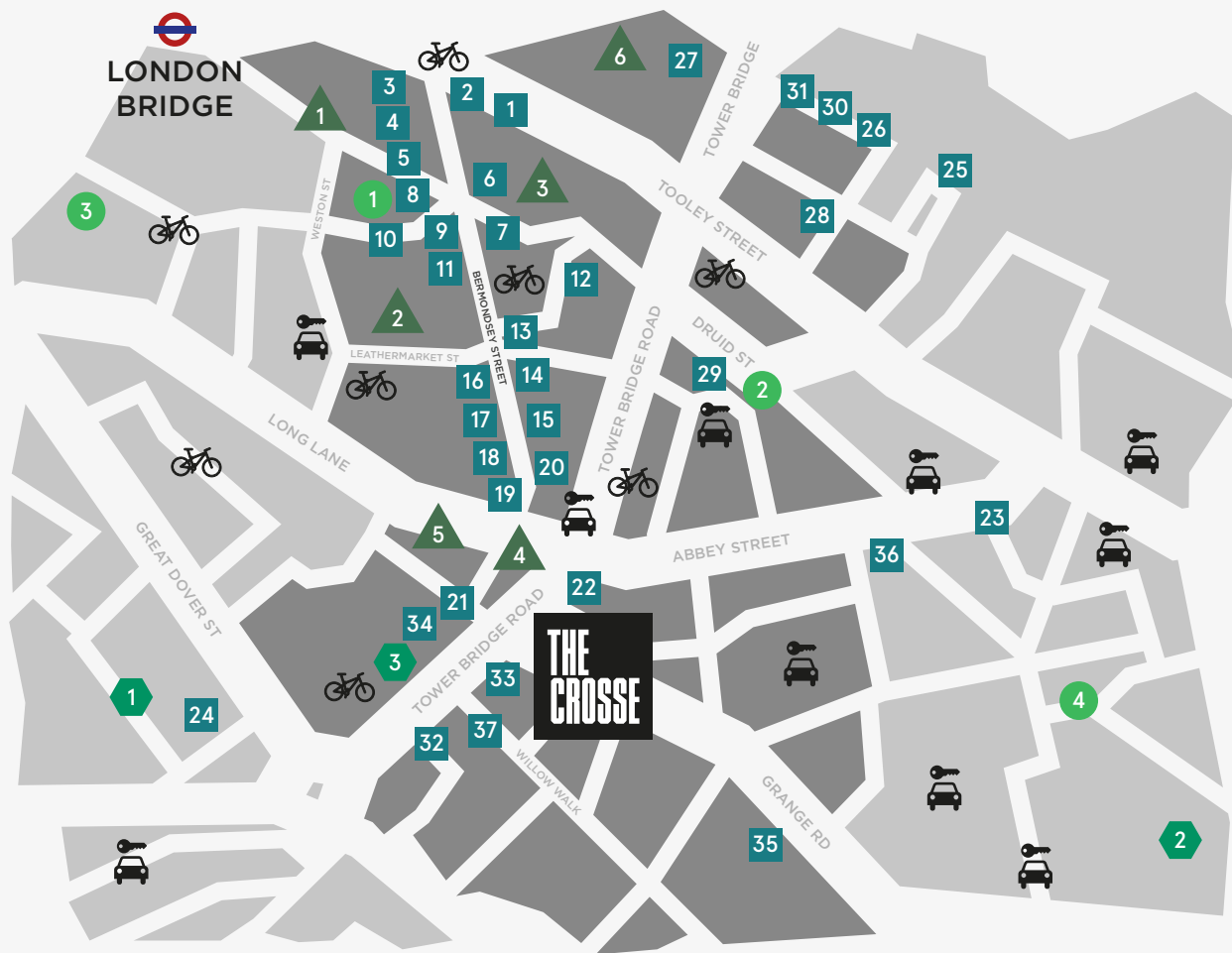
FIRST FLOOR

First Floor
797 — 2,917 sq ft
(inc retail)

Unit 3
Unit 4



THE LOCATION



- 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 Bone Daddies
- 24 Sip and Sawdust
- 25 Blueprint Café
- 26 Le Pont de la Tour
- 27 The Ivy Tower Bridge
- 28 The Kings Arms
- 29 Doodle bar
- 30 Chop House
- 31 Watch House Tower Bridge
- 32 Ole Navarro
- 33 Iro Sushi
- 34 M.Manze
- 35 The Grange Pub
- 36 Brew by Numbers
- 37 The Victoria



- 1 Peter Layton Glassblowing
- 2 White Cube
- 3 Fashion and Textile Museum
- 4 Kino Bermondsey
- 5 Bermondsey Antique Market
- 6 London Bridge Theatre



- 1 Go Mammoth
- 2 CrossFit Bermondsey
- 3 MoreYoga



- 1 Vinegar Yard
- 2 Maltby Street Market
- 3 Tabard Street Food Market
- 4 Spa Terminus



Office Space

CONTACT DETAILS

DEVELOPER



COMMERCIAL CONSULTANTS



ARCHITECTS



**ALLFORD
HALL
MONAGHAN
MORRIS**

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