



LONDON  
SQUARE

**WORKS**

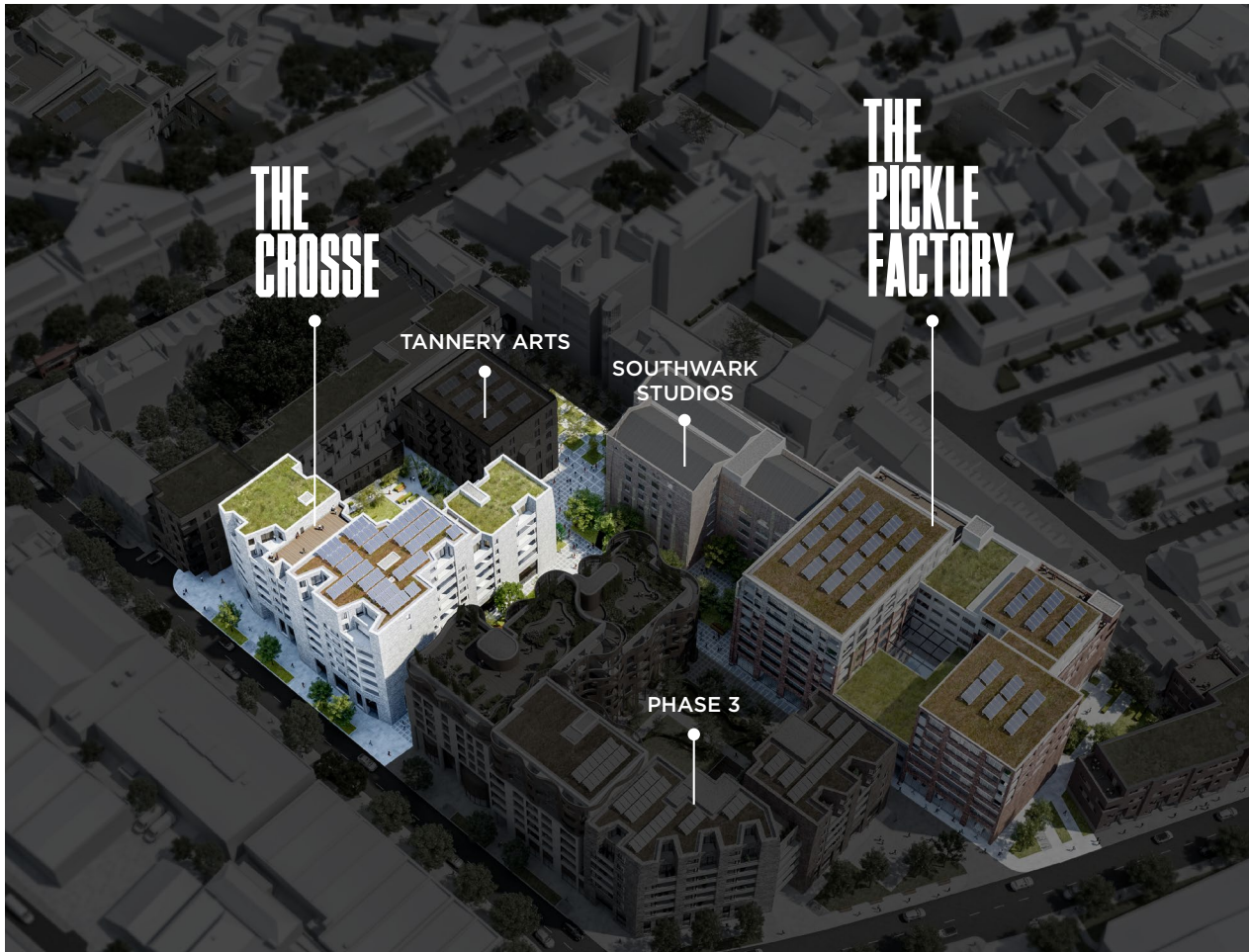
# THE CROSSE

AT THE PICKLE FACTORY  
BERMONDSEY, SE1

732-2,120 SQ FT OF NEWLY  
DEVELOPED COMMERCIAL SPACE



# A THRIVING NEW BUSINESS COMMUNITY



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 732-2,120 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
<b>Total Office</b>	<b>5,005 sq ft</b>	<b>465 sq m</b>

## Retail

Unit	Total Area	
Retail 2 - Ground Floor	1,044 sq ft	97 sq m
<b>Total Retail</b>	<b>1,044 sq ft</b>	<b>97 sq m</b>

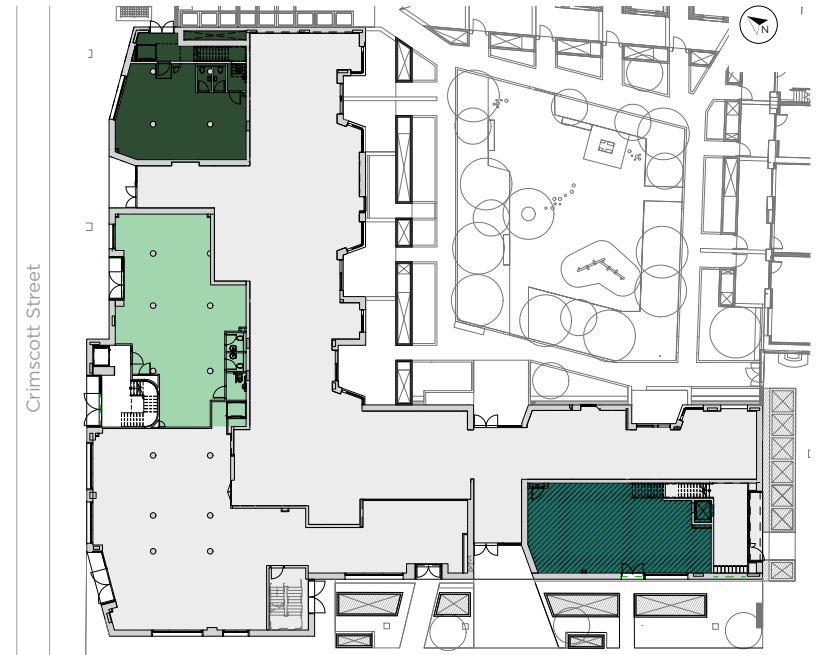
<b>Total</b>	<b>6,049 sq ft</b>	<b>659 sq m</b>
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All floor areas are subject to final measurement upon completion of refurbishment

## GROUND FLOOR

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

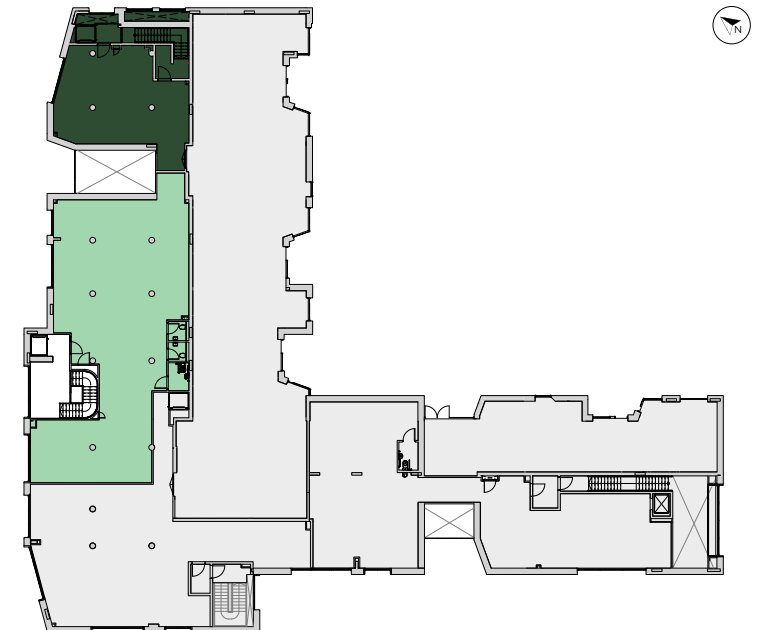
Unit 1    Unit 2  
Retail 2



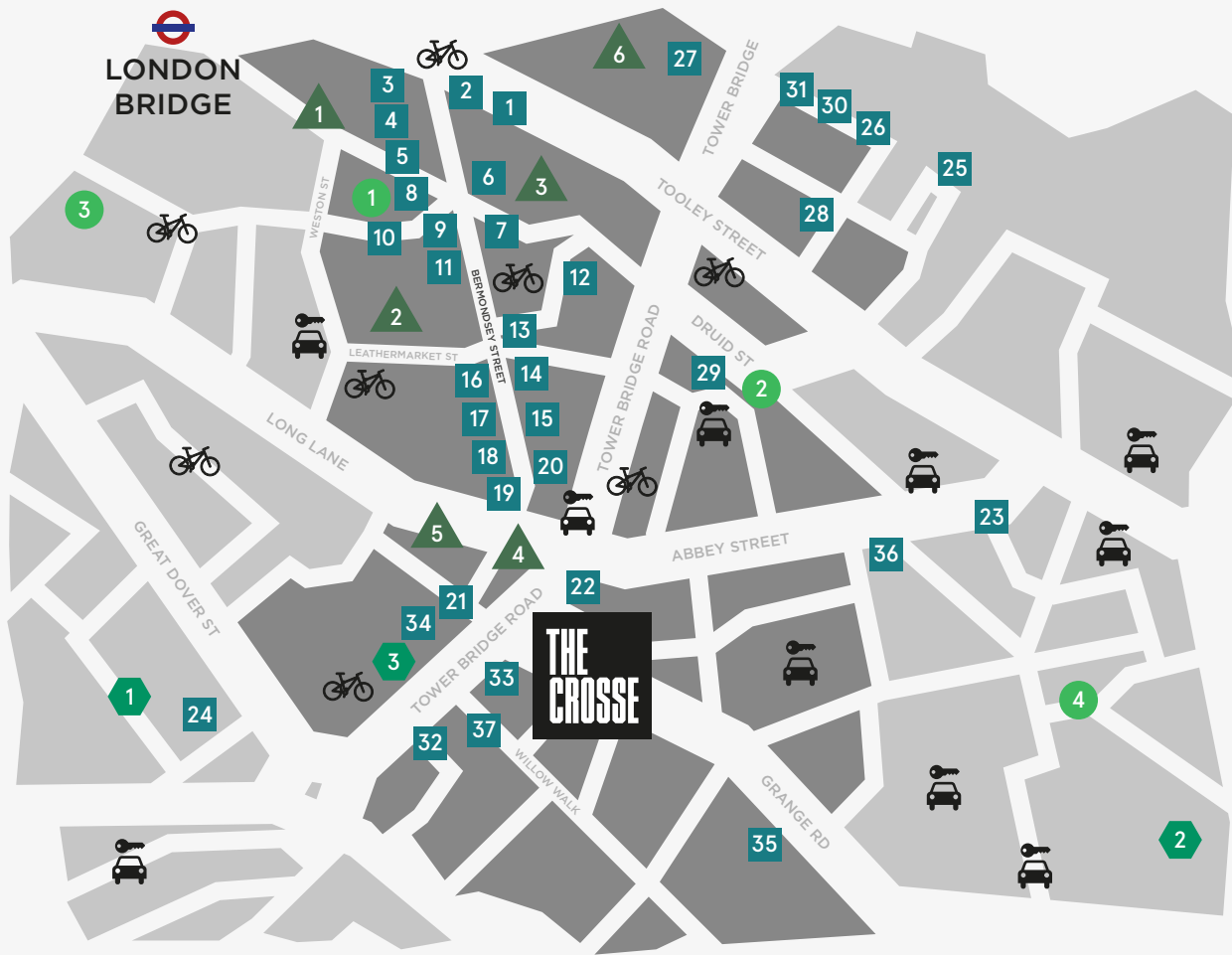
## FIRST FLOOR

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 Delhi
- 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





Cat A





# CONTACT DETAILS

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## DEVELOPER



## COMMERCIAL CONSULTANTS



## ARCHITECTS



**ALLFORD  
HALL  
MONAGHAN  
MORRIS**

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