



LONDON  
SQUARE

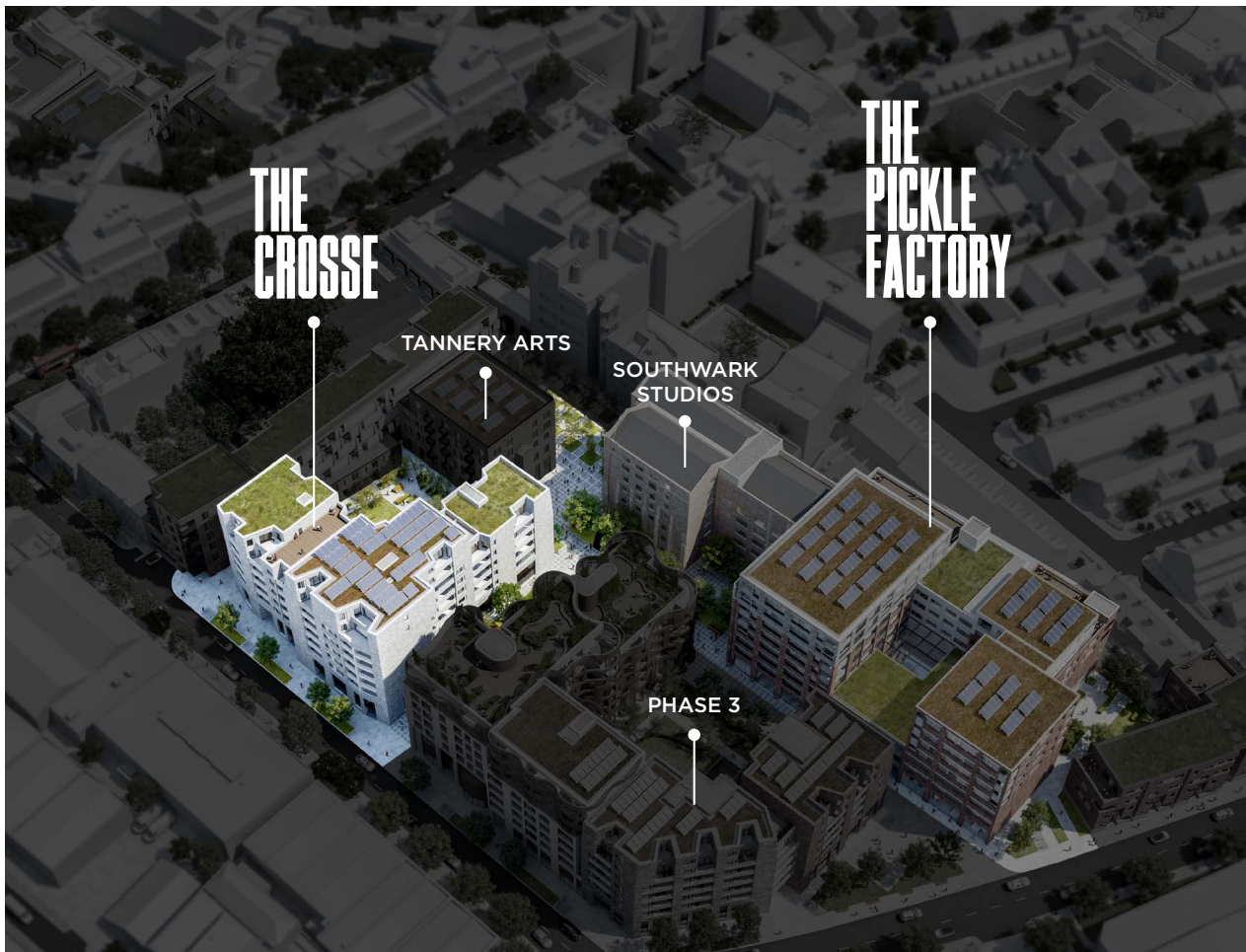
**WORKS**

# THE CROSSE

**AT THE PICKLE FACTORY  
BERMONDSEY, SE1**

Within the unique London Square Bermondsey development, 10,967 sq ft of new build multi-use commercial units for sale or let in a CAT A finish. Arriving Q1 2021.

# 11,000 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 10,967 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



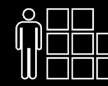
Street frontage



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, with 7 units which are available for lease or purchase with the opportunity for duplex offers. Available 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 1 - Ground Floor *UNDER OFFER	3,013 sq ft	280 sq m
Retail 1 - First Floor *UNDER OFFER	1,905 sq ft	177 sq m
Retail 2 - Ground Floor	1,044 sq ft	97 sq m
<b>Total Retail</b>	<b>5,962 sq ft</b>	<b>554 sq m</b>

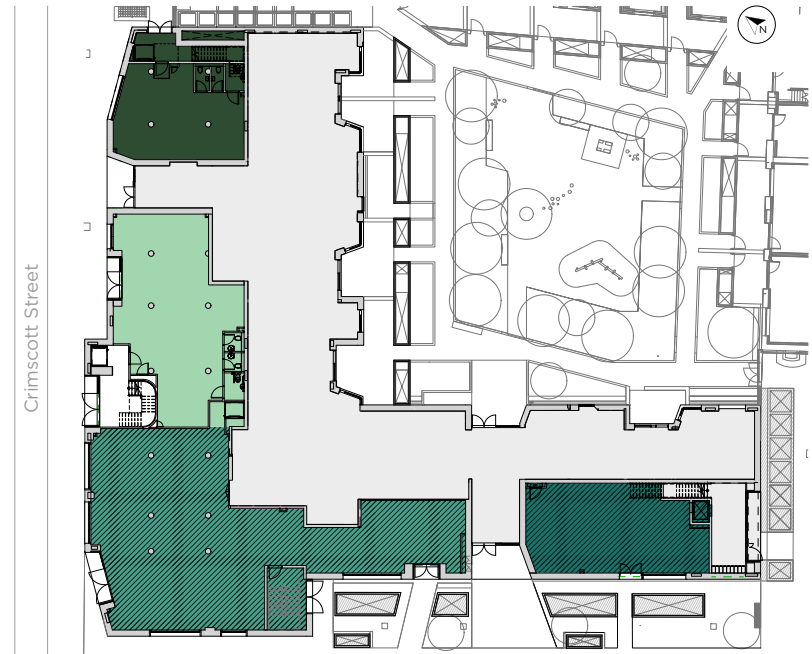
<b>Total</b>	<b>10,967 sq ft</b>	<b>1,019 sq m</b>
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All floor areas are subject to final measurement upon completion of refurbishment

## GROUND FLOOR

Ground Floor  
732 – 6,145 sq ft  
(inc retail)

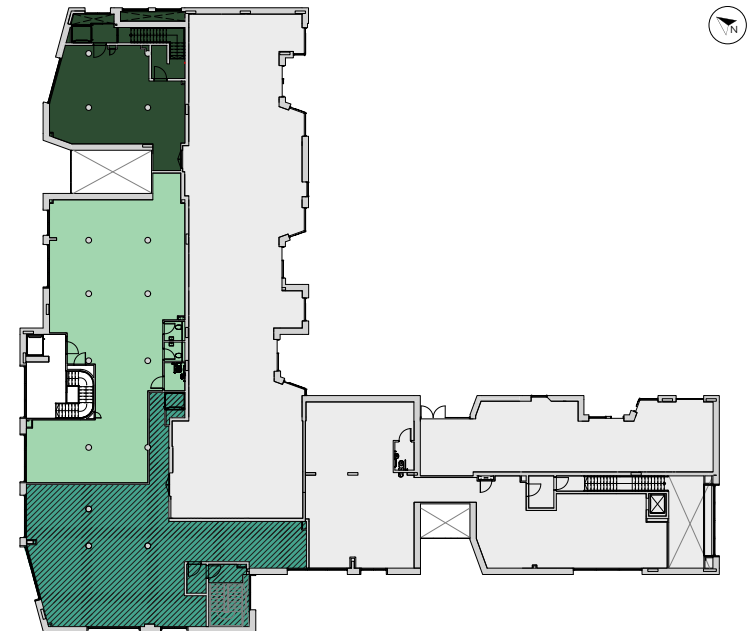
Unit 1  
 Unit 2  
 Retail 1  
 Retail 2



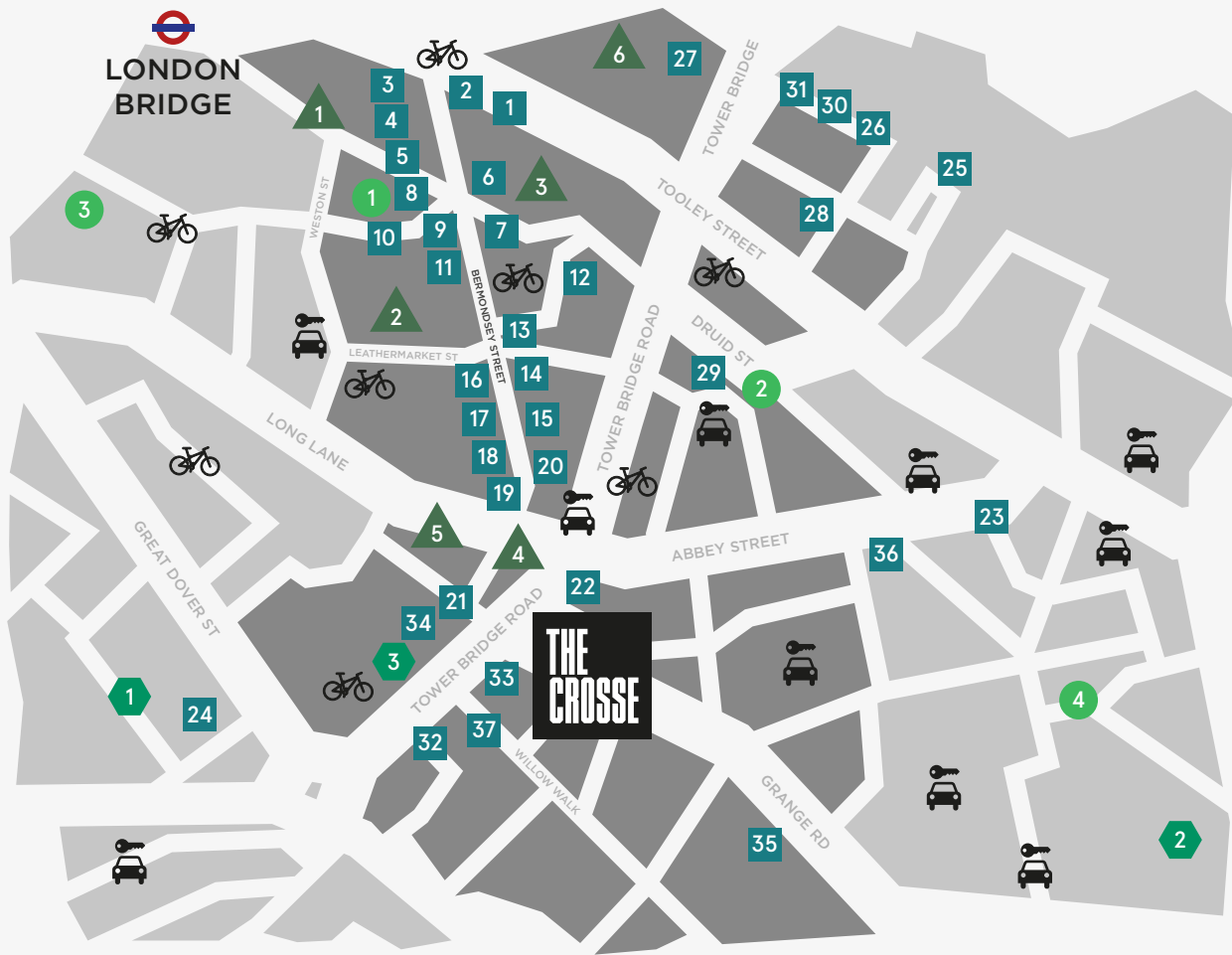
## FIRST FLOOR

First Floor  
797 – 4,822 sq ft  
(inc retail)

Unit 3  
 Unit 4  
 Retail 1



# 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



Office Space

# CONTACT DETAILS

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## DEVELOPER



## COMMERCIAL CONSULTANTS



## ARCHITECTS



**ALLFORD  
HALL  
MONAGHAN  
MORRIS**

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