

USP.

The Pickle Factory
Crimscott Street
London SE1 3BH

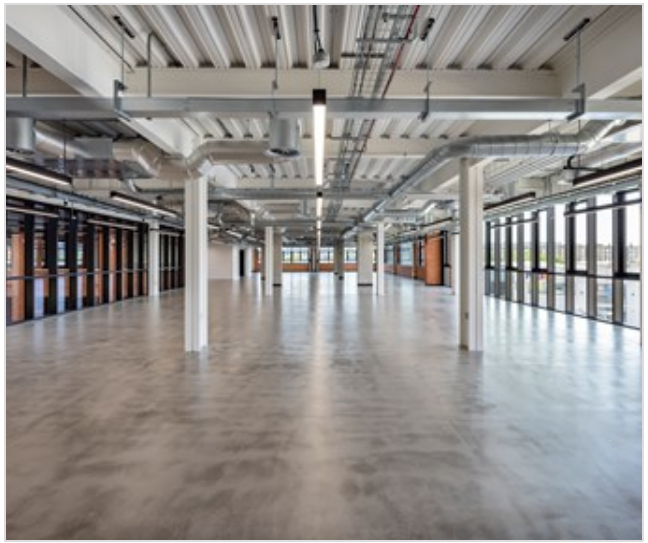
Flexible Use Office and Educational Space In Former Warehouse To Let/For Sale

5,188 - 86,144 SQ FT

usp.london
020 3757 7777







The Pickle Factory, Crimscott Street,
London, SE1 3BH

Description

Rare SE1 Opportunity Educational/Office Campus

The Pickle Factory is the former Crosse & Blackwell factory for Branston Pickle and forms part of London Square's Bermondsey scheme, a 5 phase redevelopment including a new public realm in the heart of SE1. This attractive warehouse is being carefully refurbished to preserve its original character and extended to offer exceptional warehouse style office accommodation providing plenty of character.

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.

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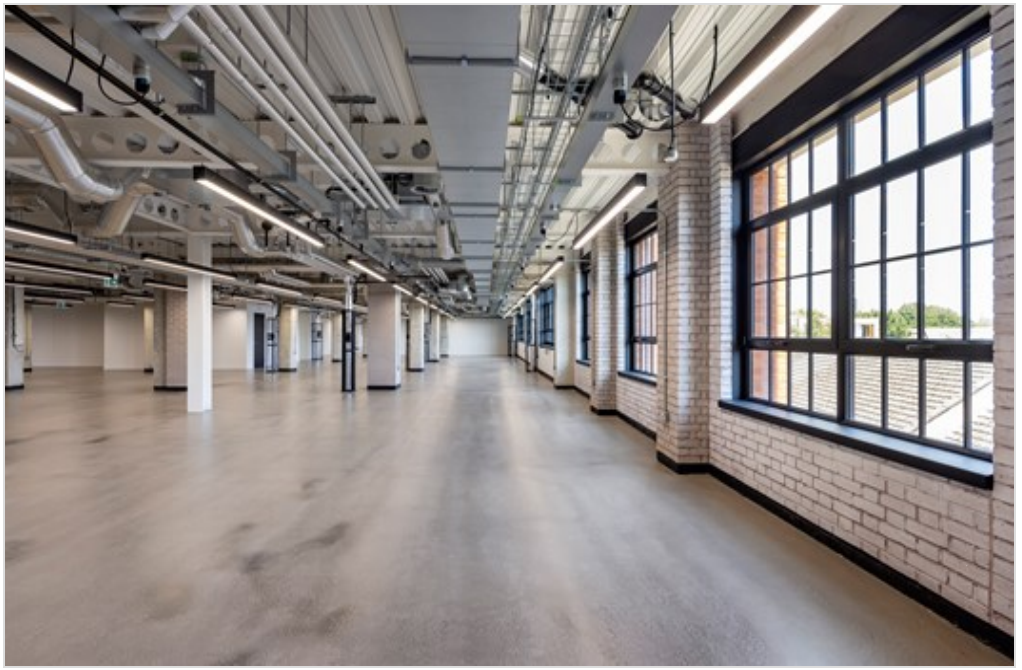
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Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
Level 2 (part)	Available	22,249		£47.50	
Level 2 (part)	Available	5,242		£47.50	
Level 1 (part)	Available	22,055		£47.50	
Level 1 (part)	Available	5,188		£47.50	
Ground (part)	Available	7,454		£47.50	
Ground (part)	Available	6,916		£47.50	
Ground (Part)	Available	5,008		£47.50	
Reception/Atrium	Available	5,296		POA	
Lower Ground (part)	Available	4,393		POA	

Amenities

- Educational consent granted
- Base build 1:8
- 3 x passenger lifts
- 1 x goods lift
- Shower & changing room provisions
- Great public realm
- Ground floor activated atrium
- Exposed air conditioning system
- Fibre connectivity
- Suspended LED light fixtures
- 98 bikes racks







Location

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.

Further Information

New lease available direct from the landlord.

Rent
£47.50 per sq ft

Service Charge
£12.00 per sq ft

Rates
£16.50 per sq ft

Olivia Stapleton
USP London
07562 624652
olivia@usp.london

Jules Hind
USP London
07976 839011
jules@usp.london

Luke Austerberry
USP London
07921 406291
luke@usp.london

Ben Fisher
USP London
07810 676168
ben@usp.london

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

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