Oryx | Real Estate Partners

15 Mandela Way, London SE1 5SS

Fully refurbished high spec industrial units located in a ultra urban Zone 2 location.

Units ranging from 6,700 to 71,850 sq ft

To let – Available Q2 2027

Bloom Bermondsey

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Bloom Bermondsey is a modern multi-let industrial estate comprising five units, set to be fully refurbished by Q2 2027.

The units range from 6,700 to 18,910 sq ft and can be let individually or combined as required.

Bloom Bermondsey is situated in a key South East London industrial location, benefitting from excellent access to and from Central London via the Old Kent Road/A2.

The estate serves a large residential catchment, including the London Borough of Southwark, one of the UK's most densely populated local authorities, as well as the surrounding areas.

71,850 sq ft
of prime, ultra-urban industrial space

UNITS 1 - 5
71,850 sq ft

A workplace to be proud of

Bloom Bermondsey has been thoughtfully designed to support efficient, sustainable business operations, while creating a workplace where people can perform at their best.

The estate offers operational flexibility, featuring 6m clear internal heights, secure gated access, yard depth of up to 28m and loading aprons, and 1MVA+ power capacity to accommodate a wide range of occupier requirements.

Employee wellbeing is prioritised through dedicated amenity spaces, while rooftop solar PV panels help reduce operating costs and support more sustainable day-to-day operations.

Availability Schedule

Unit	Warehouse (sq ft)	Office (sq ft)	Total (sq ft)
Unit 1	13,120	3,650	**16,770**
Unit 2	15,090	3,820	**18,910**
Unit 3	11,640	2,860	**14,500**
Unit 4	5,400	1,300	**6,700**
Unit 5	11,670	3,300	**14,970**

(Measurements are indicative and calculated approximately on a Gross External basis)

Specification

The estate is currently undergoing a comprehensive refurbishment programme which is due to be completed and ready for tenant occupation in Q2 2027.

The five unit estate can satisfy a number of different occupier requirements, and benefits from industrial uses including E(g)(iii) and B2.

- Extensively refurbished internally and externally
- 1 MVA + power available
- Secure gated estate
- Dedicated amenity areas
- High quality office accommodation
- EPC A
- 6m clear internal height
- Up to 28m yard depth and loading aprons
- Car parking and EV charging
- LED lighting
- Solar PV panels and roof lights
- Dedicated parking per unit

A prime South East London location

Bloom Bermondsey is strategically located to provide exceptional transport connections across Central London, the City and South London.

The estate benefits from immediate access to key local road networks including the Old Kent Road / A2, while Bermondsey Underground Station (Jubilee line) is within easy reach, offering direct services to London Bridge, Canary Wharf and the West End in under 15 minutes.

London Bridge Station is also nearby, providing National Rail services across London and the South East, as well as direct links to Gatwick Airport. London City Airport can be reached in approximately 30 minutes via public transport, while Heathrow Airport is easily accessible via the Jubilee and Elizabeth lines.

Bermondsey Station	**1.3 miles**
London Bridge Station	**1.5 miles**
Elephant & Castle Station	**1.7 miles**
Borough Station	**1.8 miles**
M4 J1	**9.3 miles**
M25 J2/ 1A	**16 miles**
M23 J8	**18 miles**
London City Airport	**7.8 miles**
Heathrow Airport	**19 miles**
Gatwick Airport	**27 miles**
Stansted	**39 miles**

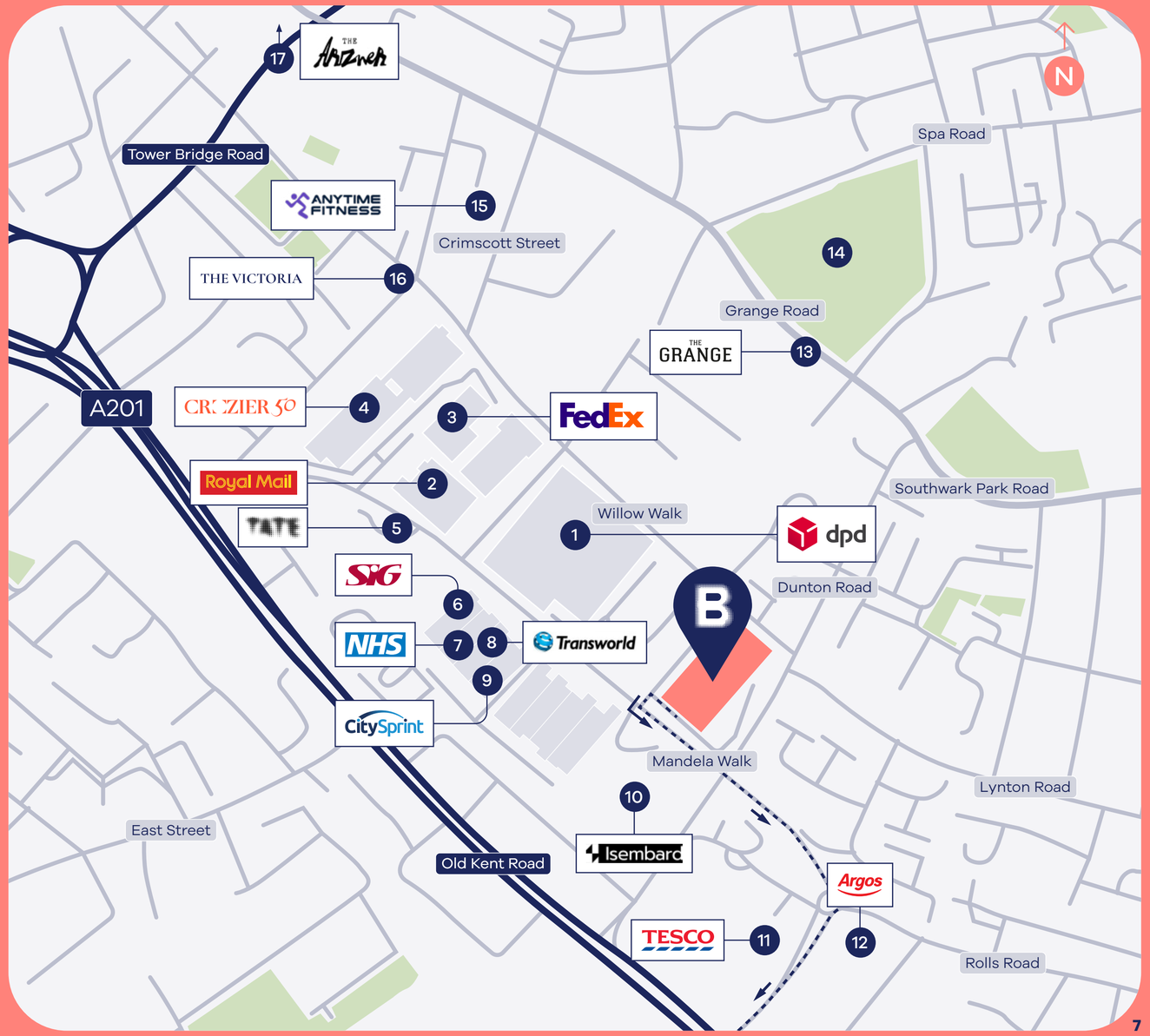
Travel times have been taken from Google Maps and are subject to change. Map is approximate and for illustrative purposes only.

Meet your neighbours

Located in Bermondsey's most established industrial and logistics cluster, Mandela Way runs parallel to the Old Kent Road (A2) providing quick access across Central London and South East London.

With a mixture of residential and commercial uses in the surrounding area, neighbouring occupiers include Royal Mail, DPD, Tesco, FedEx, CitySprint, TATE , SIG and Crozier Fine Arts.

1. DPD
2. Royal Mail
3. FedEx
4. Crozier Fine Arts
5. Tate
6. SIG
7. NHS
8. Transworld Couriers
9. CitySprint
10. Isembard
11. Tesco
12. Argos
13. The Grange
14. Bermondsey Spa Gardens
15. Anytime Fitness
16. The Victoria
17. The Arzner Cinema



Map is approximate and is for illustrative purposes only.

Local insight

Southwark

£50K
Median full-time salary, 13%+ above the London average

£74K
Household income across Southwark

314K+
Residents within the local catchment area

5th
Largest London borough by population

72%
72% of residents are within the working-age population

63%
63% of residents are actively employed

76%
Employment rate among working-age residents, ahead of the London average (74.6%)

57%
Qualified to degree level vs. 43.2% nationally

33
Median age of 33 vs. 35 London / 40 UK

Bloom
URBAN WAREHOUSES

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Our Portfolio

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