

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

Bloom Bermondsey

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.



BLOOM BERMONDSEY

15 Mandela Way, London, **SE1 5SS**

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

↖ The West End
(4 miles)

↖ Waterloo ➡ ⚡
(2.5 miles)

Borough Market
(1.9 miles)

London Bridge ➡ ⚡
(1.5 miles)

The City
(2.5 miles)

Tower Bridge
(1.3 miles)

UNITS 1 - 5
71,850 sq ft

Bermondsey ➡ ⚡
(1.3 miles)

Old Kent Road
(0.2 miles)

FedEx

Royal Mail

dpd

SG

CitySprint

Bloom Bermondsey

Canary Wharf
(4.1 miles) ↘

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.

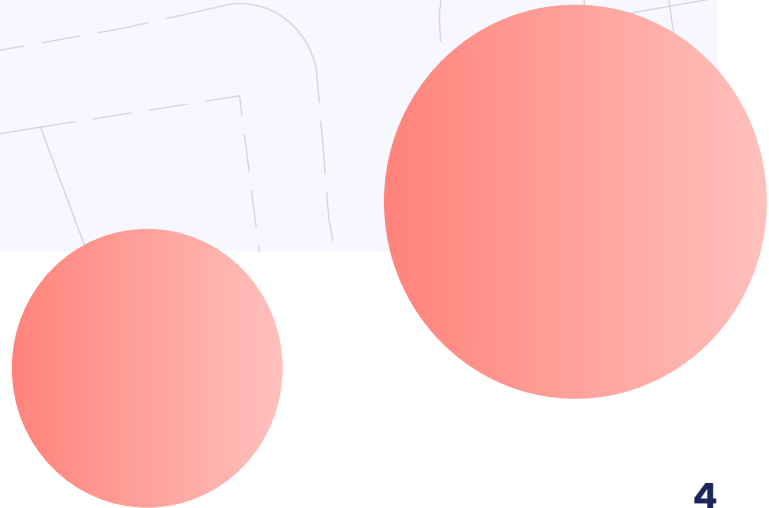
The estate offers operational flexibility, featuring 6m clear internal heights, secure gated access, yard depth of up to 28m and loading aprons, and 1MVA+ power capacity to accommodate a wide range of occupier requirements.

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

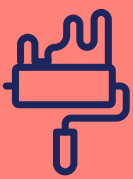
(Measurements are indicative and calculated approximately on a Gross External basis)



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
- 

6m clear internal height
- 

1 MVA + power available
- 

Up to 28m yard depth and loading aprons
- 

Secure gated estate
- 

Car parking and EV charging
- 

Dedicated amenity areas
- 

LED lighting
- 

High quality office accommodation
- 

Solar PV panels and roof lights
- 

EPC A
- 

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

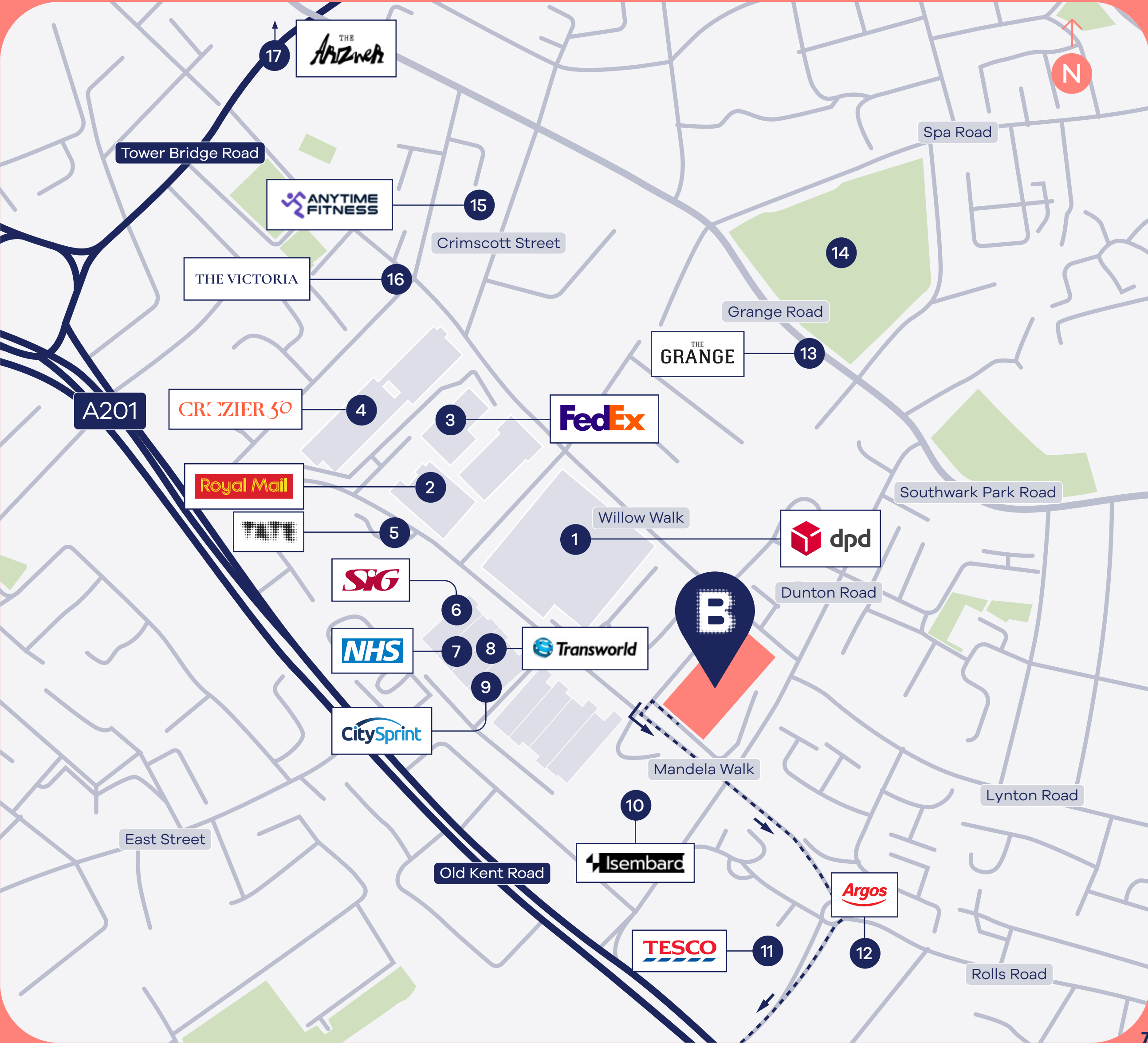
The Grange
- 14

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

For letting enquiries:



Peter Davidson

peter.davidson@jll.com
07920 597574

Jeffrey Prempeh

jeffrey.prempeh@jll.com
07395 883209

Jacob Bishop

jacob.bishop@jll.com
07709 515033



Rob Watts

rob.watts@levyrealestate.co.uk
07506 441644

Andy Hughes

andrew.hughes@levyrealestate.co.uk
07747 626657

Henry Newland

henry.newland@levyrealestate.co.uk
07443 530151



For more information:

visit: bloom-urban.com

email: enquiries@bloom-urban.com

phone: 020 8153 8753

View our portfolio
on the next page →

Learn about our
Bloom Benefits →



Gus Haslam

gus.haslam@knightfrank.com
07885 568877

Victoria Forster

victoria.forster@knightfrank.com
07974 366137

Nick Train

nick.train@knightfrank.com
07484 498744



A development by



Bloom

Our Portfolio

Bloom Brixton

Available now
3,910 - 35,417 sq ft



COGENT
REAL ESTATE

Marco Baio
mb@cogentre.co.uk
07752 473 964

Bloom Camberwell

Available now
3,575 - 52,495 sq ft



JLL

Peter Davidson
peter.davidson@jll.com
07920 597 574

Bloom Fulham

Available now
3,617 - 36,866 sq ft



**MONTAGU
EVANS**

Luca Nardini
luca.nardini@
montagu-evans.co.uk
07795 501 905

Bloom Greenwich

Available now
4,790 - 36,005 sq ft



NEWMARK

Freddie John
freddie.john@nmrk.com
07788 394 341

Bloom Hackney

Available now
4,635 - 14,940 sq ft



DTRE

Robert Cohu
robert.cohu@dtre.com
07860 659 043

Bloom Poplar

Available now
c. 1,300 - 10,000 sq ft



NEWMARK

Freddie John
freddie.john@nmrk.com
07788 394 341

Our Portfolio

Bloom Ealing

Available now
4,802 - 44,799 sq ft



Alex Kington
alex.kington@logixproperty.com
07717 704 538

Bloom Enfield

Available now
5,658 - 33,899 sq ft



Jeffrey Prempeh
jeffrey.prempeh@jll.com
07395 883 209

Bloom Hayes

Available now
17,141 sq ft



Robert Cohu
robert.cohu@dtre.com
07860 659 043