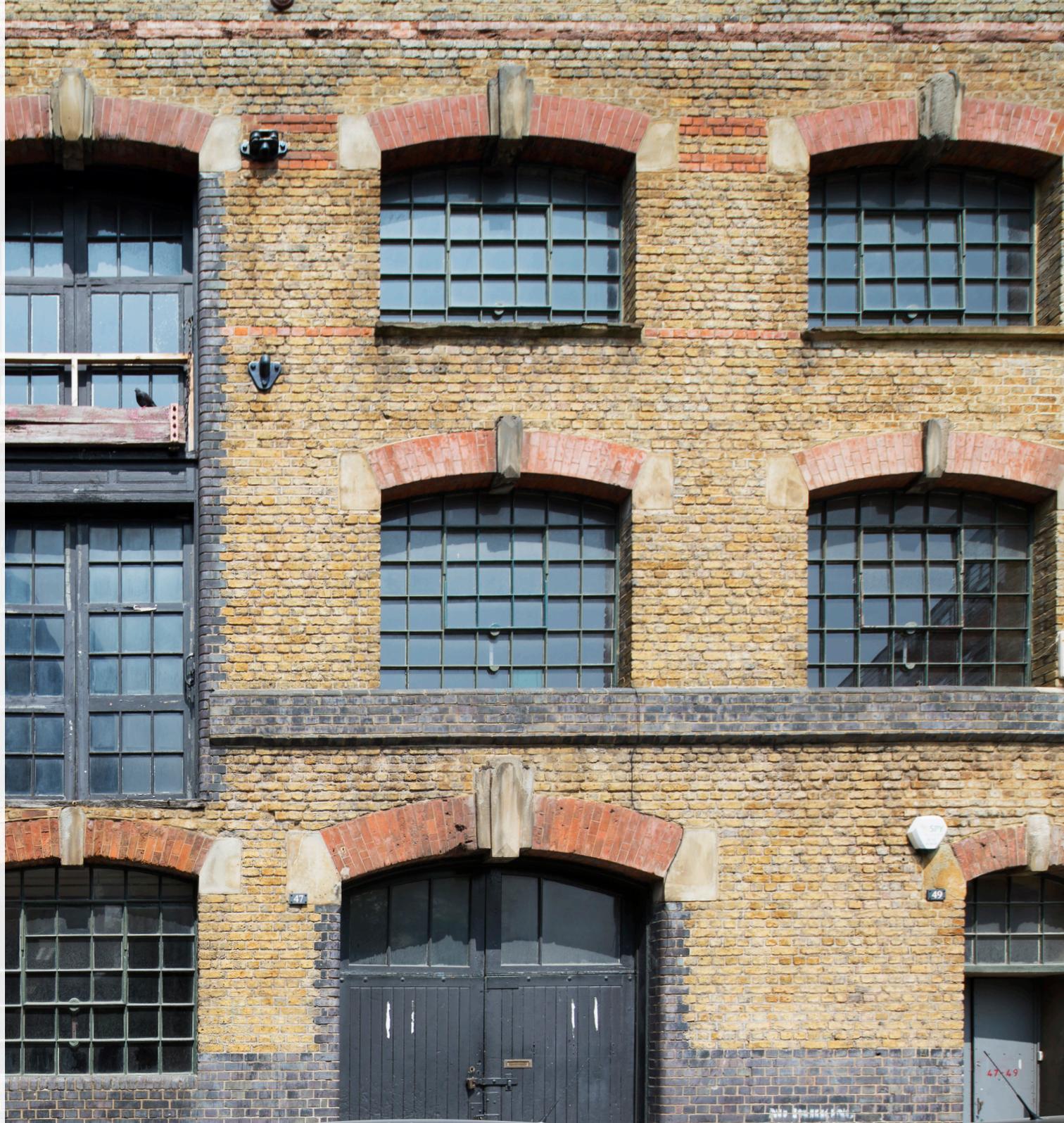


The logo for Ugly Duck, featuring the words "UGLY" and "DUCK" in a bold, black, sans-serif font. The letter "U" in "UGLY" and the letter "U" in "DUCK" are replaced by a yellow duck head icon with two small black eyes.

# UGLY DUCK

47/49 TANNER ST  
LONDON  
SE1 3PL

[uglyduck.org.uk](http://uglyduck.org.uk)



**47/49 Tanner Street is a unique and atmospheric venue, available for hire for events, film and photography.**

The warehouse was historically a Victorian tannery and many original features survive today. Three stunning floors of the original building feature wooden beams and floorboards and exposed brick walls. In addition, the site offers a walled yard, a rooftop with views of central London, and a sparse industrial concrete garage space.

47/49 Tanner Street is located just outside of the Congestion Charge zone, and has on-site parking for up to 18 cars. It is a 10 minute walk from London Bridge and Bermondsey tube stations, making it a conveniently accessible location.

47/49 Tanner Street is a dry hire venue.



## The Hub

The Hub is our light and airy ground floor studio, with wooden floors, red steel pillars, one exposed brick exterior wall and three white walls.

The Hub is 47/49 Tanne Street's only centrally heated space and disabled accessible space.

The Hub is adjacent to the Garage, and these spaces share toilet facilities.



Size 211 m<sup>2</sup> / 2271 f<sup>2</sup>



Capacity 300 standing / 200 seated theatre style



WC available, including disabled



Heated



100 x 13a sockets



## The Garage

The Garage is a large space with an urban warehouse aesthetic, painted brick walls, concrete floors, steel rafters, shutters and industrial features.

The Garage is a popular location for music videos, filming and photography. It is also used for events with an edgy, urban feel.



Size 339m<sup>2</sup> / 3648 f<sup>2</sup>



Capacity 300



No WC (shared facilities with The Hub)



Unheated



8 x 13a sockets,  
1 x 63a power



## The Factory

The Factory floor hosts 4 unique spaces, split into one main room and three smaller rooms, offering a variety of backgrounds and the opportunity to move between different rooms.

The Factory is usually hired with the Loft, as sound insulation between these spaces is poor and they share toilet and kitchenette facilities. Please note that neither space is centrally heated and hirers generally need to provide their own heaters in winter months.



Size 213m<sup>2</sup> / 2292 f<sup>2</sup>



Capacity 120 standing / 80 seated theatre style



WC available



Unheated



16 x 13a sockets



## The Loft

The Loft is our most coveted space with wooden floors and beams, a stunning and versatile mezzanine, high pitched ceiling, exposed brickwork and huge windows on three sides.

The Loft is usually hired with the Factory, as sound insulation between these spaces is poor and they share toilet and kitchenette facilities. Please note that neither space is centrally heated and hirers generally need to provide their own heaters in winter months.



Size 264m<sup>2</sup> / 2841 f<sup>2</sup>



Capacity 225 standing or seated theatre style



No WC (shared facilities with The Factory)



Unheated



10 x 13a sockets  
32a 3-phase



## The Yard

A large, urban outdoor space, The Yard offers parking for up to 18 vehicles and secure gates leading onto Tanner Street.

Ideal for loading and parking, filming and photography, outdoor and summer events..

 Size 102m<sup>2</sup> / 1097 f<sup>2</sup>

 Capacity 300

 No WC

 External

 No power



## The Rooftop

The Rooftop boasts excellent cityscape views, with sight lines to The Shard, Tower Bridge and the railway bridge.

The Rooftop is a great location for music videos, photography and filming.

Not available for events.

 Size 113m<sup>2</sup> / 1216 f<sup>2</sup>

 Capacity 60

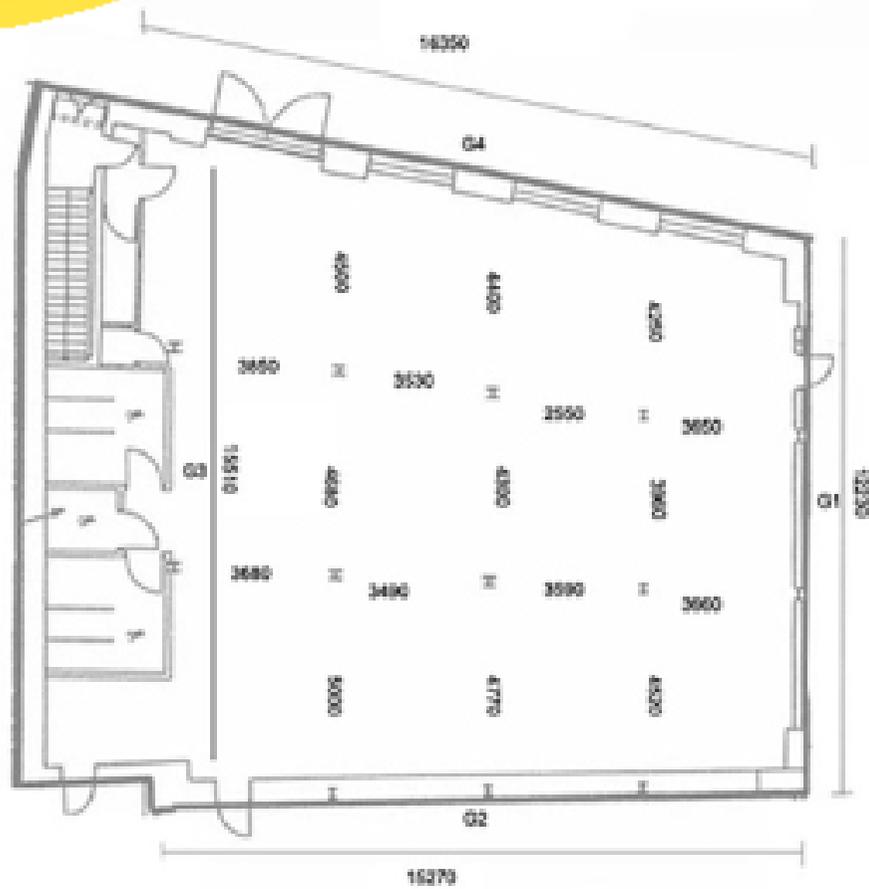
 No WC

 External

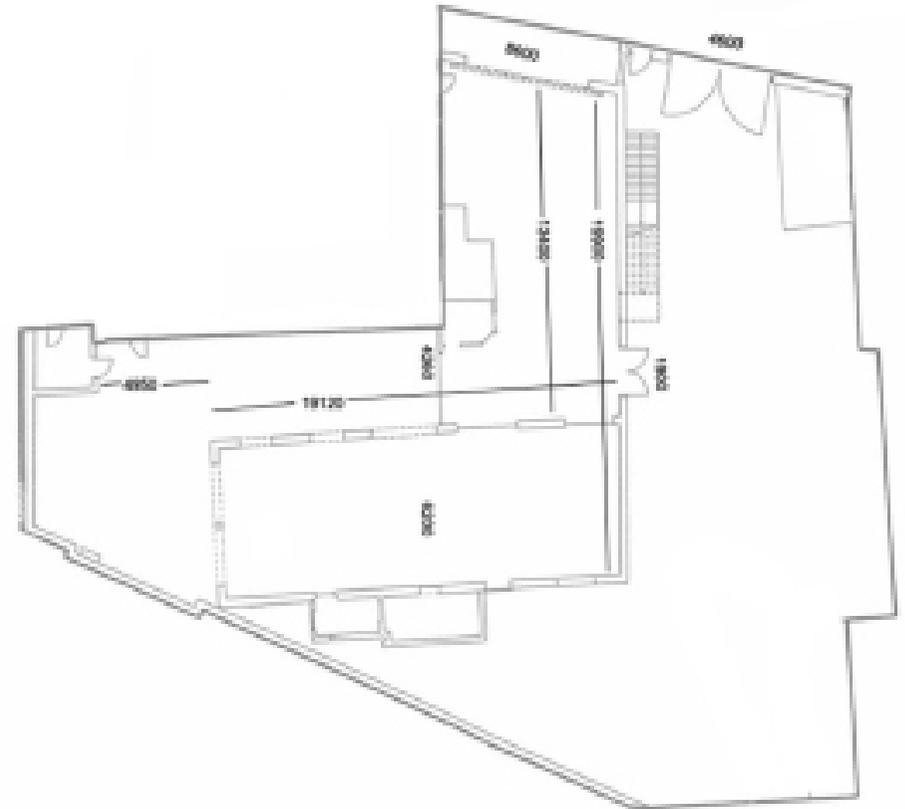
 No power



# Floor Plans



The Hub  
Size: 211 m<sup>2</sup>/ 2271 ft<sup>2</sup>  
Ground Floor

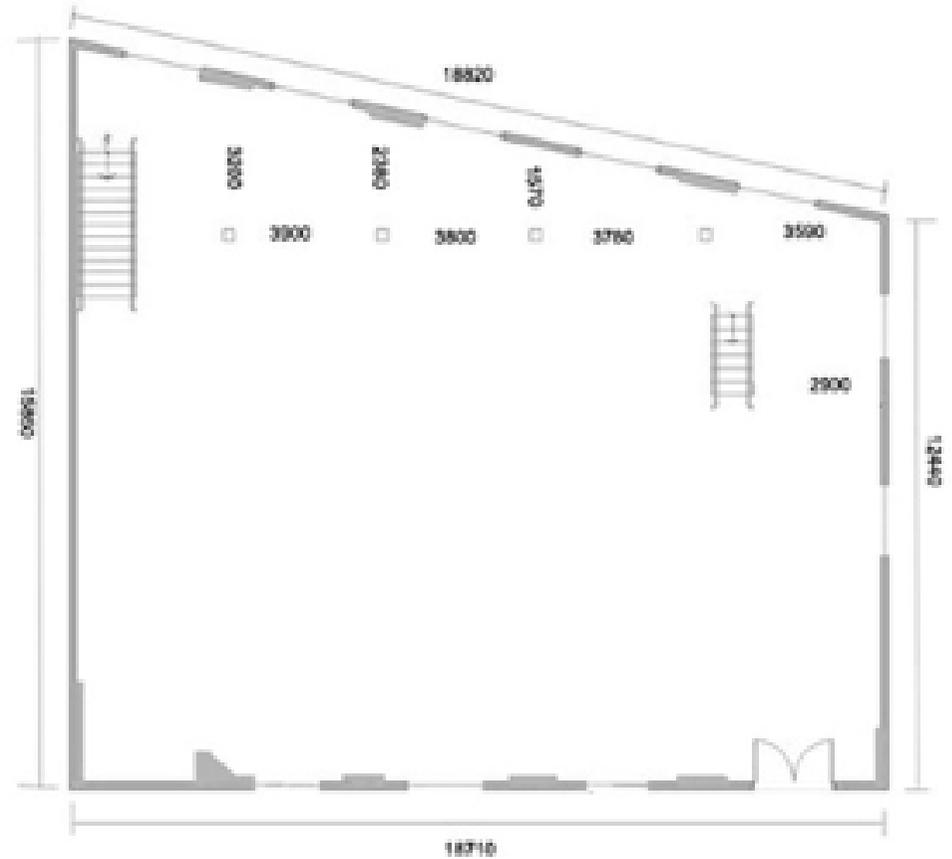


The Garage and Yard  
Size: 339m<sup>2</sup>/ 3648 ft<sup>2</sup> and 102m<sup>2</sup>/ 1097 ft<sup>2</sup>  
Ground Floor

# Floor Plans



The Factory  
 Size: 213m<sup>2</sup>/ 2292 ft<sup>2</sup>  
 First Floor



The Loft  
 Size: 264m<sup>2</sup>/ 2841 ft<sup>2</sup>  
 Second Floor

**Ugly Duck is a social enterprise which uses enterprise and the arts to revitalise underused spaces.**

When our spaces are not being used for commercial hires they host a wide range of creative and community projects, ranging from auditions and rehearsals, to educational projects with local underrepresented groups.



## Get in touch

If you would like to find out more, arrange a site visit and make a booking please contact us.

For events, contact Katy:  
katy@uglyduck.org.uk  
07826 854 146

For filming and photography,  
contact Deen:  
deen@uglyduck.org.uk  
07585 774 227

### Small print:

We are a licensed venue but do have noise restrictions that makes us unsuitable for parties.

We do not confirm bookings more than 3 months in advance.

There is no lift in the building