

86-88 Valentia Place, London, SW9 8EP



The Edge comprises a single ground-floor unit with...

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Location

Brixton is one of the city's most dynamic and distinctive areas. Over the past two decades, it has transformed into a major creative hub, blending its rich industrial past with striking modern architecture. The area is known for its vibrant mix of art, culture, and commerce, attracting a diverse range of businesses and visitors. Brixton perfectly captures the fusion of old and new, seen in its architecture, culinary scene, and leisure spots such as Brixton Village, Market Row, Canova Hall, and Upstairs at The Department Store. Its cultural offerings range from the iconic Ritzy Cinema to the contemporary Brixton House.

The area benefits from excellent connectivity, including numerous bus routes, Brixton Underground Station on the Victoria line, which offers direct access to Central London in 10–15 minutes. Additionally, Brixton Overground Station provides mainline services to London Victoria, Oxford Circus and Heathrow.

Transport Links

Brixton 0.2 miles
Loughborough Junction 0.4 miles
Herne Hill 0.7 miles

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Self Contained Ground Floor	11,525	1,070.71	Available
Total	11,525	1,070.71	

Description

The property comprises a single ground-floor unit with a mezzanine, offering a total of 10,813 sq ft. It features excellent natural light, generous ceiling heights throughout, a large outdoor terrace running the length of the building, and a spacious, double-height modern reception area.

It should be noted smaller units from 2,300 sq ft are available by request.

Rent

Rent on application



Business rates

Rates Payable	£11.66 per sq ft
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Specification

VRV air-conditioning system
Partially exposed ceilings with LED panel and spot lighting throughout
Fully accessible raised floors
10 WCs (3 disabled), 2 showers (1 disabled), and approximately 20 cycle spaces
Impressive clear floor-to-ceiling heights ranging from 2.5m to 3.5m, with 4.1m in the reception area
Outdoor Terrace

Viewings

Via Levy Real Estate

Terms

A new lease is available for a term by arrangement.

Service charge

n/a

EPC

B (28)

Get in touch

Our offices are located in the heart of London's West End - a short walk from the world-famous Piccadilly Circus. Heddon House, 149-151 Regent St, London, W1B 4JD

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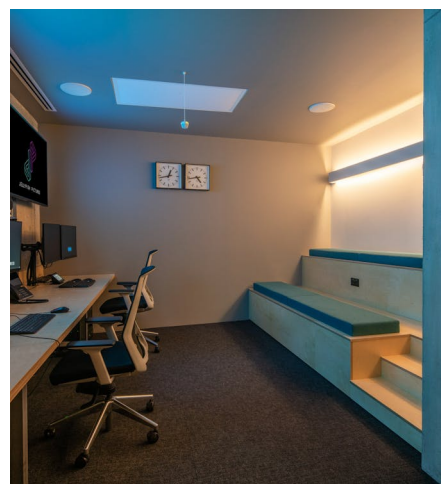
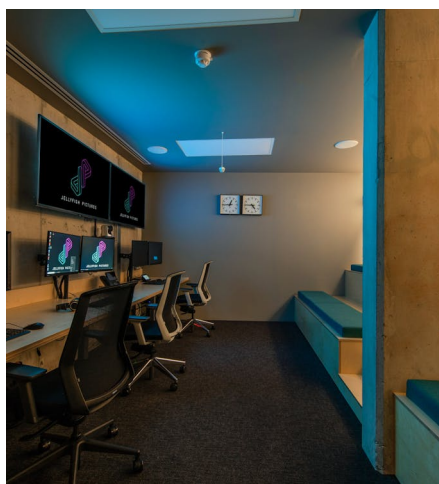
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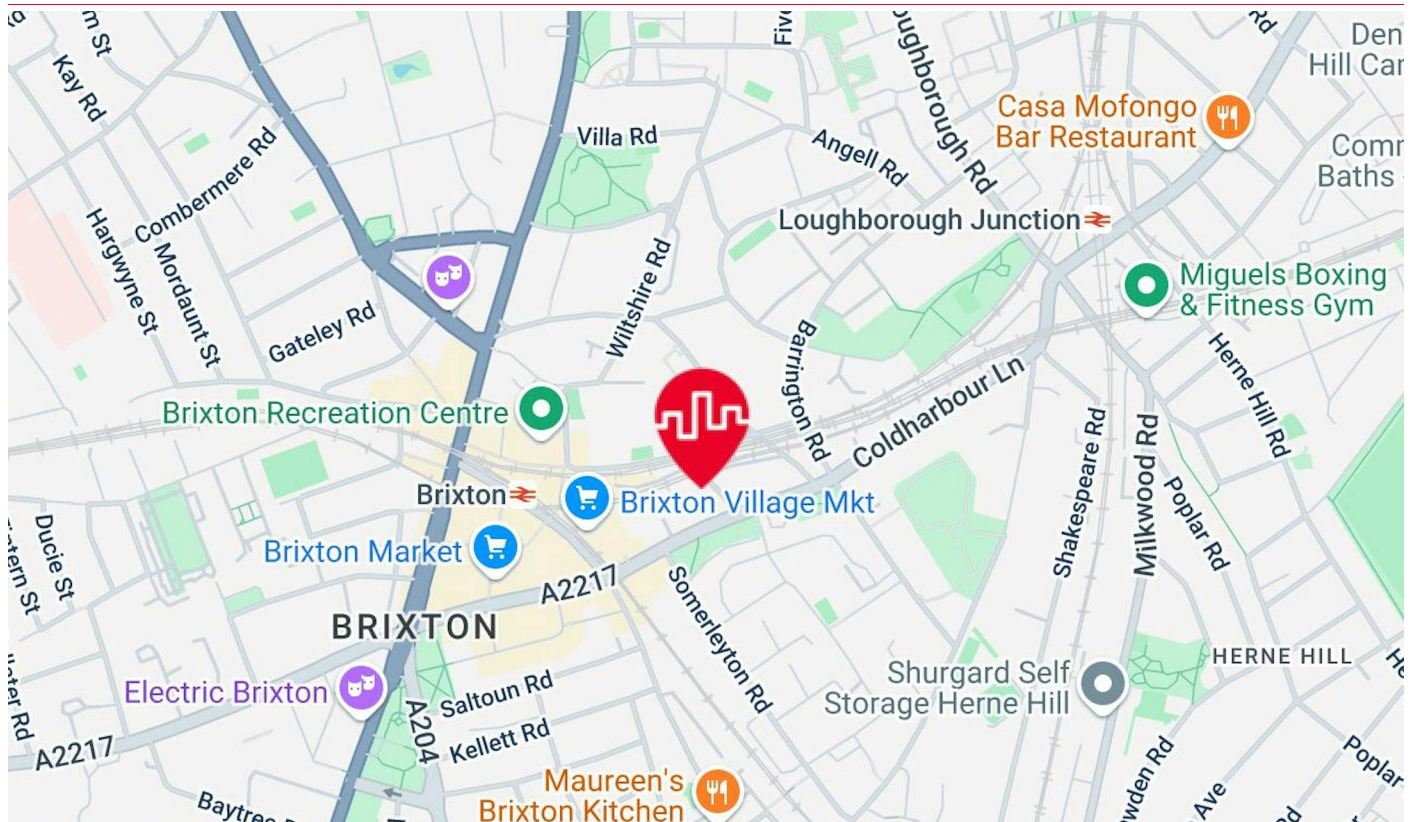


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Further Information

For further information, or to arrange an inspection please contact joint agents:

Contact

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