



THE
edge
brixton

11,525 sq ft Ground Floor with mezzanine

86-88 Valentia Place, London, SW9 8EP

FIND YOUR EDGE

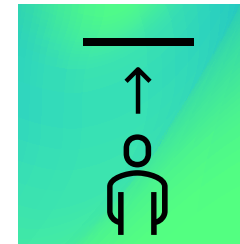
The property comprises a single ground-floor unit with a mezzanine, offering a total of 11,525 sq ft. It features excellent natural light, generous ceiling heights throughout, a large outdoor terrace running the length of the building, and a spacious, double-height modern reception area.

Nestled in the heart of Brixton, this is where culture, creativity, and connectivity collide. With fast Victoria Line access to central London, quick National Rail links, and a buzzing local scene full of cafés, markets, and street art, your team will thrive both inside and out.

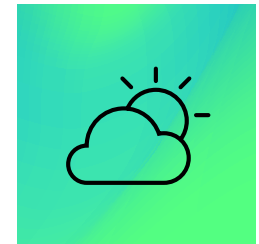
Need flexibility? Smaller units and coworking-style layouts are available on request.



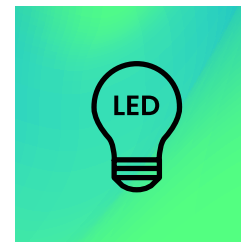
**CAT A+
FULLY FITTED
OFFICE SPACE**



**GREAT FLOOR TO
CEILING HEIGHT**



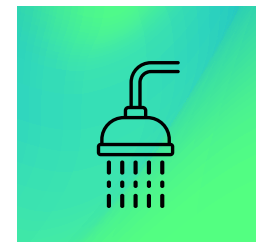
**OUTDOOR
TERRACE**



**LED
LIGHTING**



**VRV AIR-CON
SYSTEM**



**2 SHOWERS
& 10 WCs**



ORIXION



THE EDGE OF BRIXTON'S ENERGY

Set your business in one of London's most dynamic districts. Brixton combines unbeatable transport links with a rich cultural heartbeat, making it an inspiring base for work and play.

Just steps away, explore Brixton Village with its world-class street food and independent boutiques, or head to Pop Brixton for innovative eateries, vibrant bars, and creative pop-up spaces. Lunchtime or after hours, you'll find everything from artisan coffee shops to live music venues, creating the perfect backdrop for networking, team building, or unwinding after a productive day.



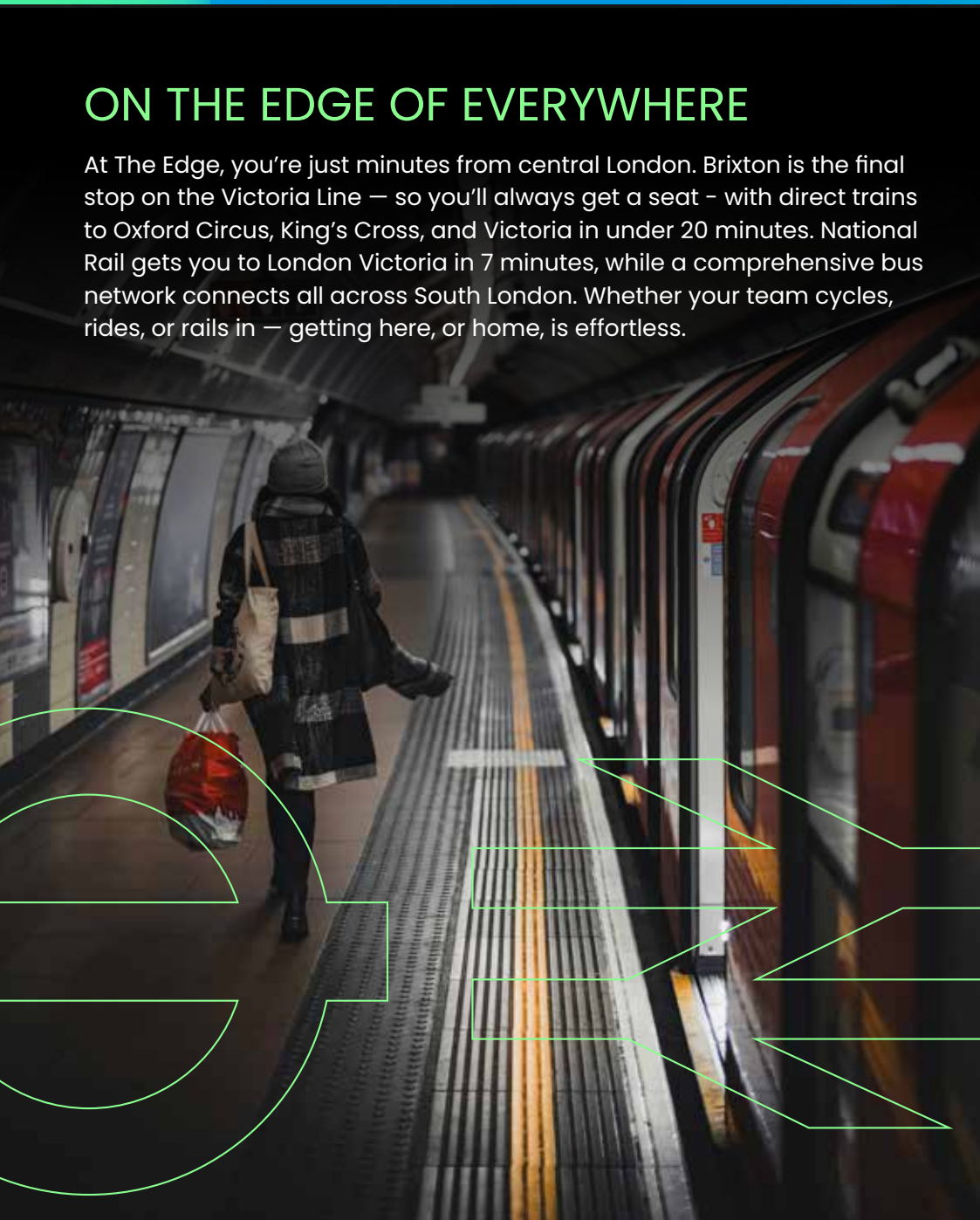
WALKING TIMES

Brixton mainline station	3 mins
Brixton underground station	4 mins
Pop Brixton	2 mins
Brixton Village	4 mins
The Department Store	5 mins

Maps not to scale. Travel times are approximate and taken from Google Maps

ON THE EDGE OF EVERYWHERE

At The Edge, you're just minutes from central London. Brixton is the final stop on the Victoria Line — so you'll always get a seat - with direct trains to Oxford Circus, King's Cross, and Victoria in under 20 minutes. National Rail gets you to London Victoria in 7 minutes, while a comprehensive bus network connects all across South London. Whether your team cycles, rides, or rails in — getting here, or home, is effortless.



TUBE

Victoria Line every 3-5 mins during the day



TRAIN

Every 15 mins during the day



BUS

Daytime and night bus routes connect Brixton to areas across South and Central London, including Clapham, Streatham, Dulwich, and Shoreditch.

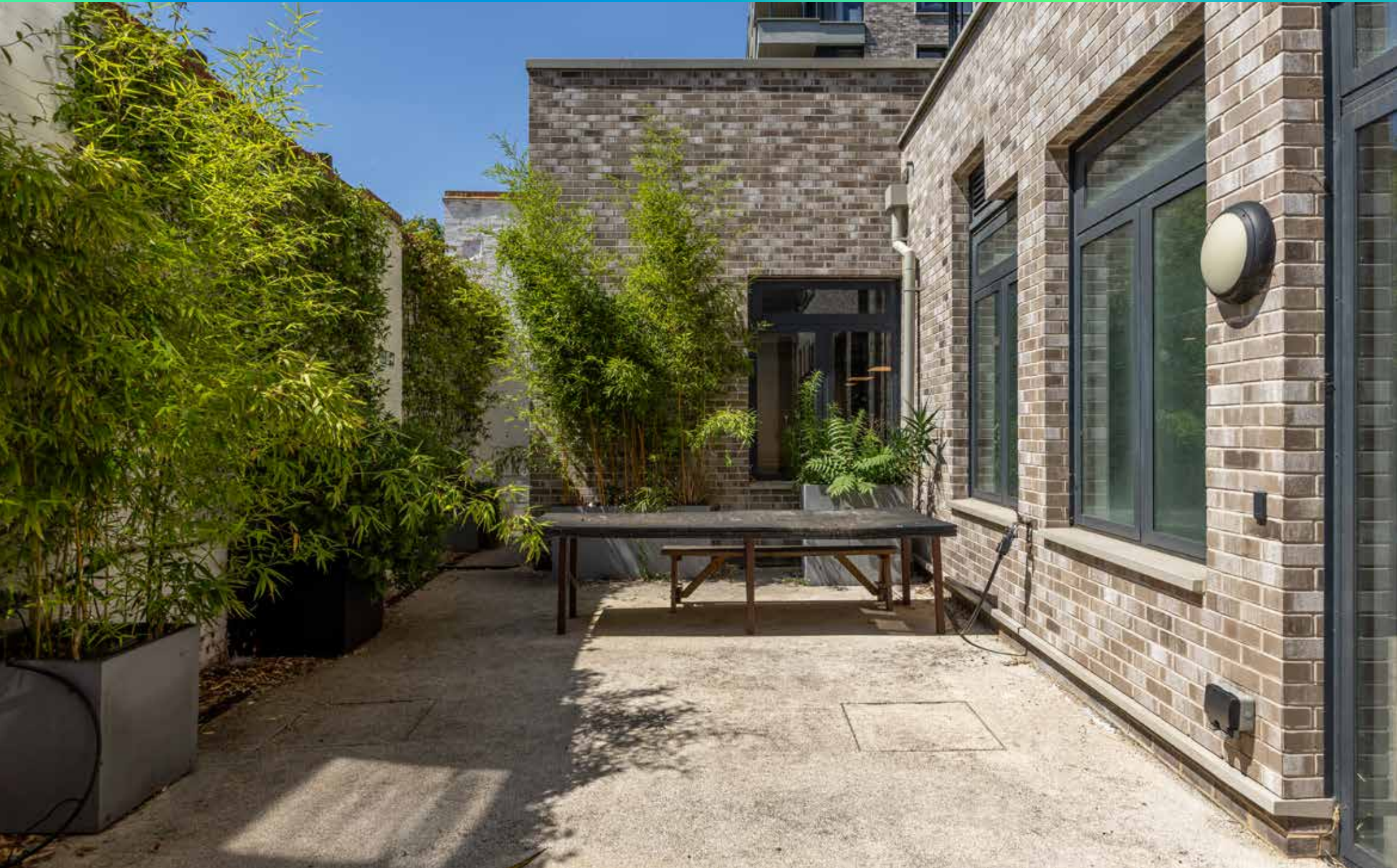












BASE OPTION

*Current Layout

11,525 SQ FT

1070.71 SQ M

141 desks

10 person hot desk area

Reception area

TV auditorium

2 x 2 person offices

3 person office

4 person office

18 person meeting room

10 person meeting room

6 person meeting room

3 person meeting room

4 zoom booths / call pods

Kitchen/break-out area

10 Private W/C's

Mezzanine lounge

Snug



**OPTION TWO
X3 UNITS**

*Indicative Space Plan

11,525 SQ FT
1070.71 SQ M

UNIT ONE

40 Desks
10 person meeting room
8 person meeting room
2 x 6 person meeting rooms
Reception area
Kitchen/Break-out area

Mezzanine Lounge
Snug
2 Private W/C's
4 Shared W/C's

UNIT TWO

50 Desks
6 person meeting room
Directors Office
Kitchen/Break-out area
2 Private W/C's
4 Shared W/C's

UNIT THREE

18 Desks
2 x 8 person meeting rooms
Kitchen/Break-out area
2 Private W/C's



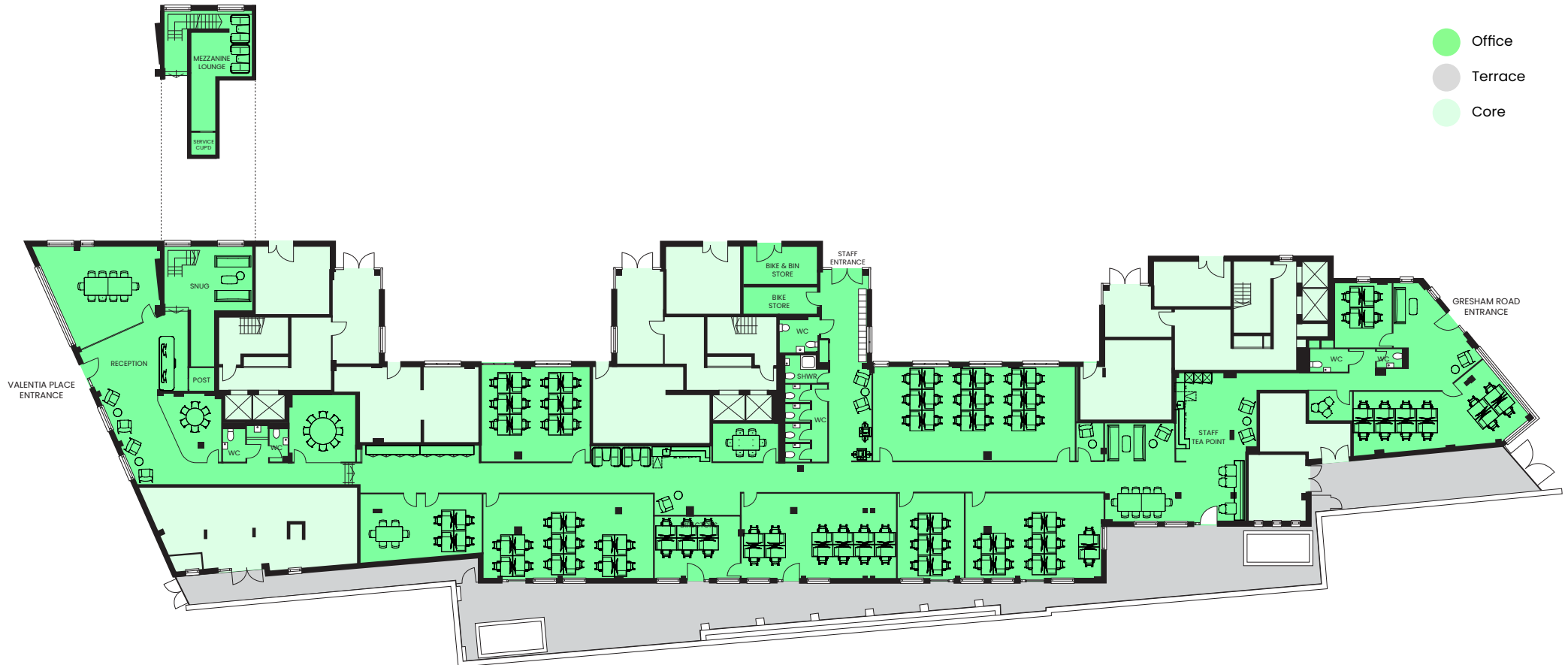
OPTION THREE CO-WORKING

*Indicative Space Plan

11,525 SQ FT
1070.71 SQ M

100 Desks
10 person hot desk area
Reception area
Directors Office
10 person meeting room
8 person meeting room
2 x 6 person meeting rooms

3 person meeting room
1 person office
Kitchen/Break-out area
10 Private W/C's
Mezzanine Lounge
Snug



*Indicative Space Plan



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)

LED Lighting

Impressive clear floor-to-ceiling heights ranging from 2.5m to 3.5m, with 4.1m in the reception area

Outdoor Terrace

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London, SW9 8EP**

Terms

A new lease is available
for a term by arrangement

Rates Payable

£11.66 per sq ft

Rent

Available on traditional lease terms
at £40.00 per sq ft (exclusive of all
other outgoings).

Also available on an all inclusive
managed basis at £145.00 per sq ft.



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