THE edge brixton

11,525 sq ft Ground Floor with mezzanine

86-88 Valentia Place, London, SW9 8EP

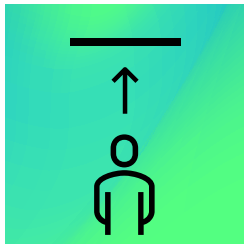
FIND YOUR EDGE

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.

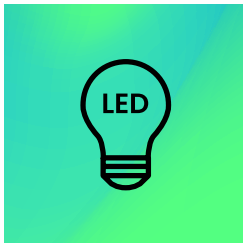
Need flexibility? Smaller units and coworking-style layouts are available on request.

CAT A+ FULLY FITTED OFFICE SPACE



GREAT FLOOR TO CEILING HEIGHT

OUTDOOR TERRACE



LED LIGHTING

VRV AIR-CON SYSTEM

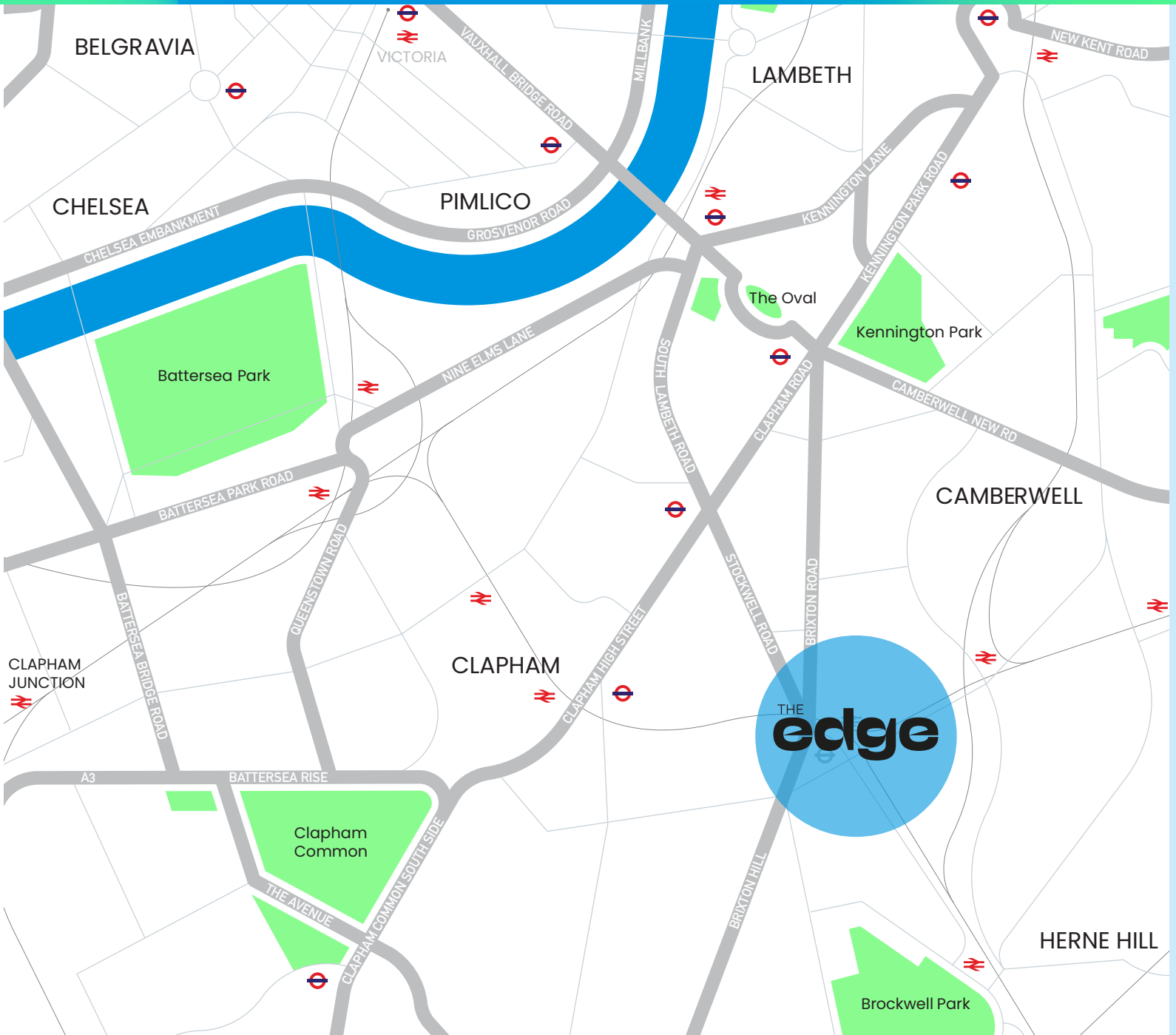
2 SHOWERS & 10 WCs

brixton

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

Brixton	Vauxhall	Victoria	Oxford Circus	King's Cross
	9	12	16	21

TRAIN

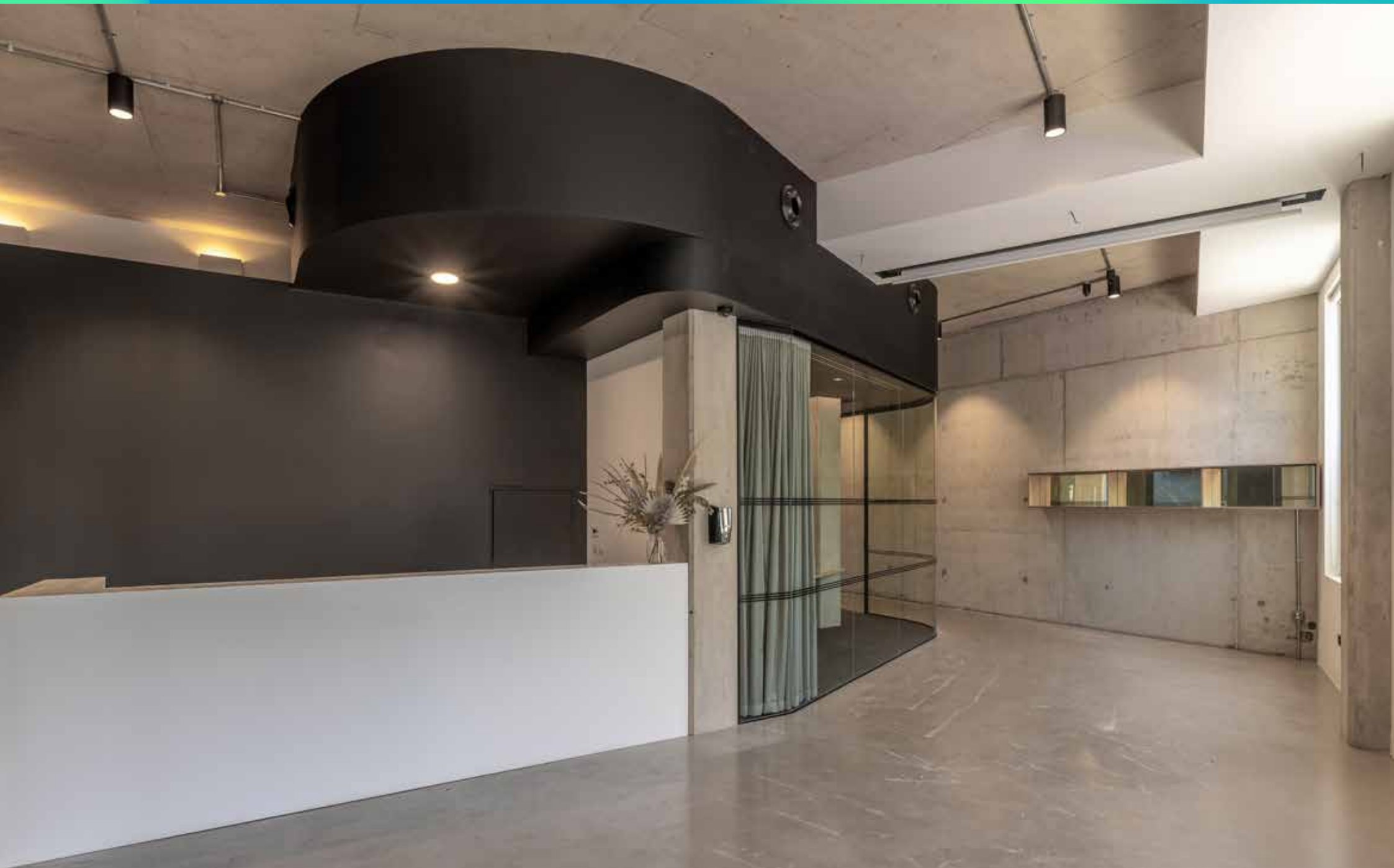
Every 15 mins during the day

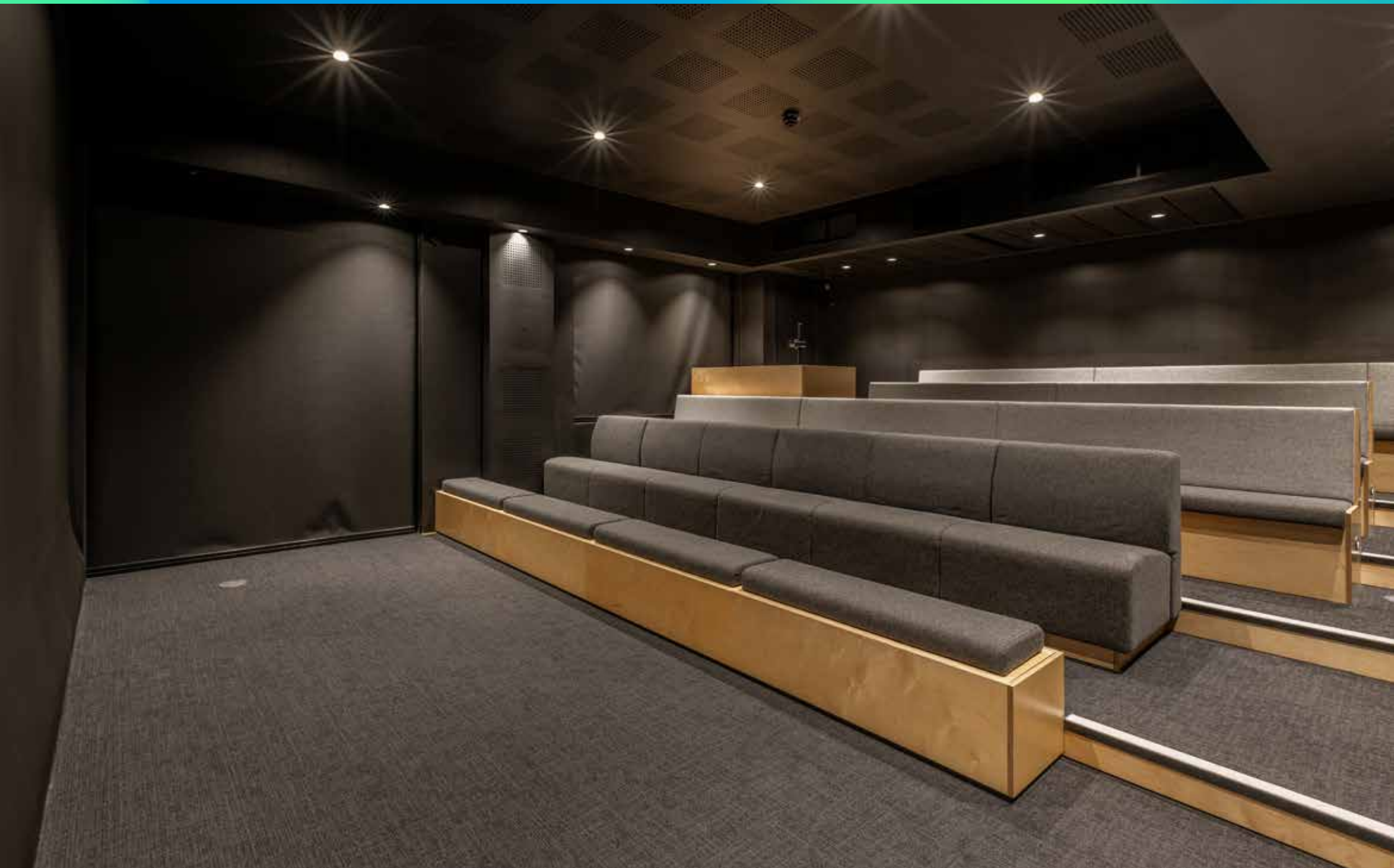
Bromley South	West Dulwich	Herne Hill	Brixton	Victoria
22	5	2		7

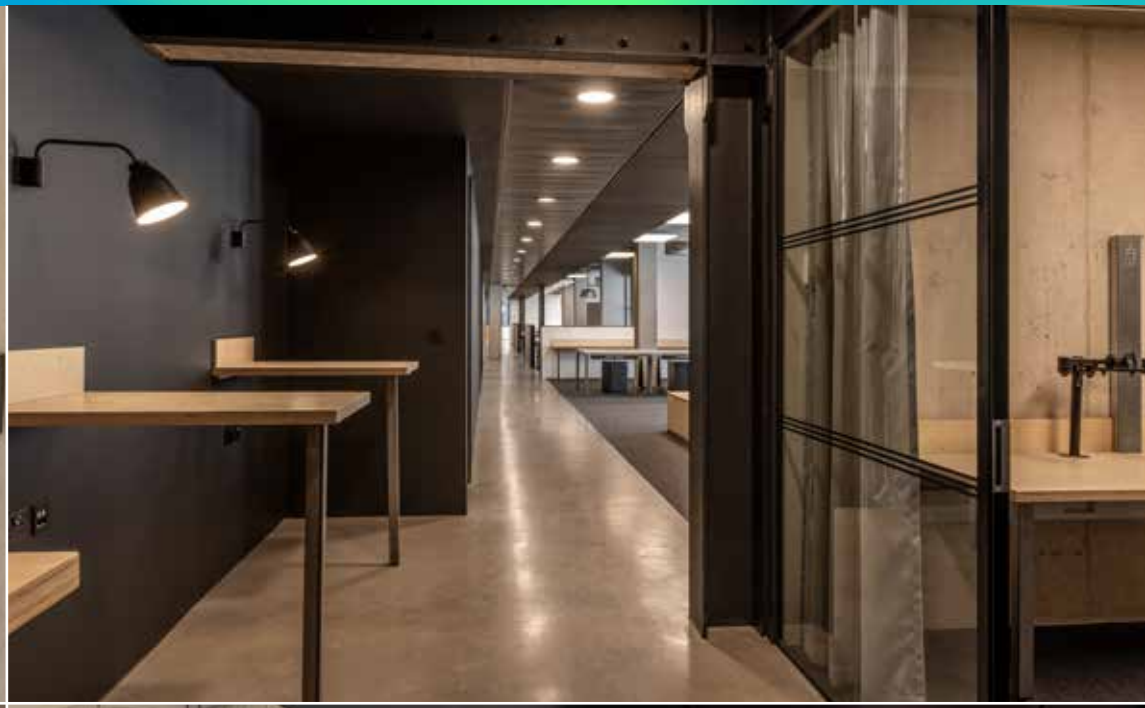
BUS

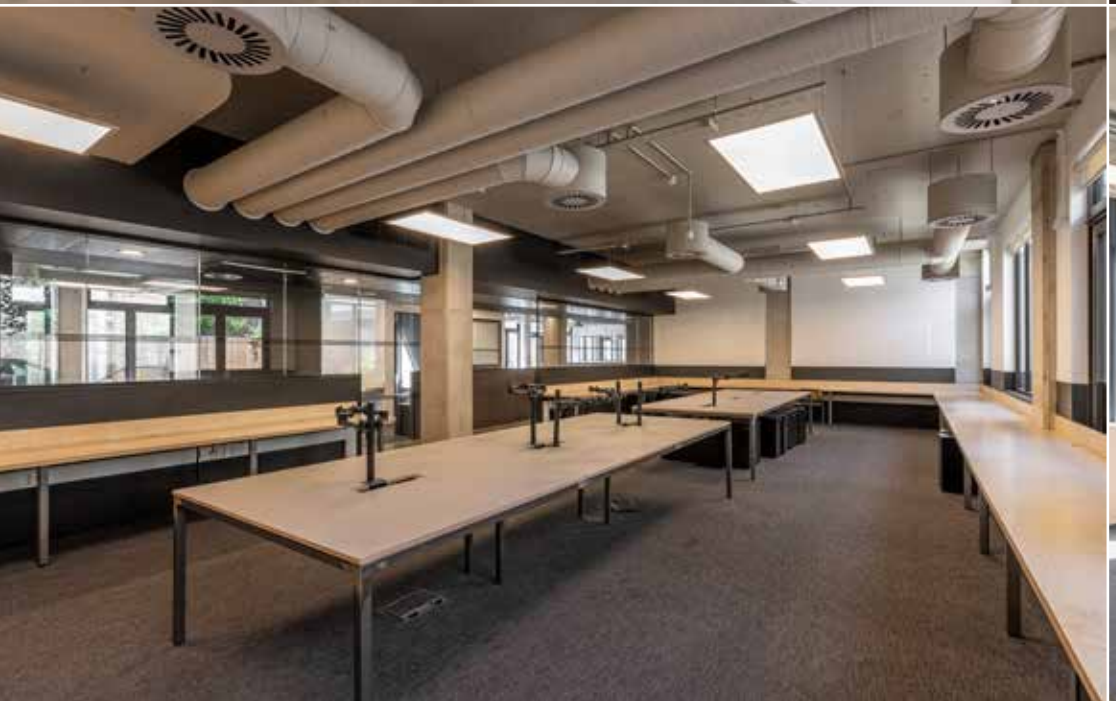
Daytime and night bus routes connect Brixton to areas across South and Central London, including Clapham, Streatham, Dulwich, and Shoreditch.

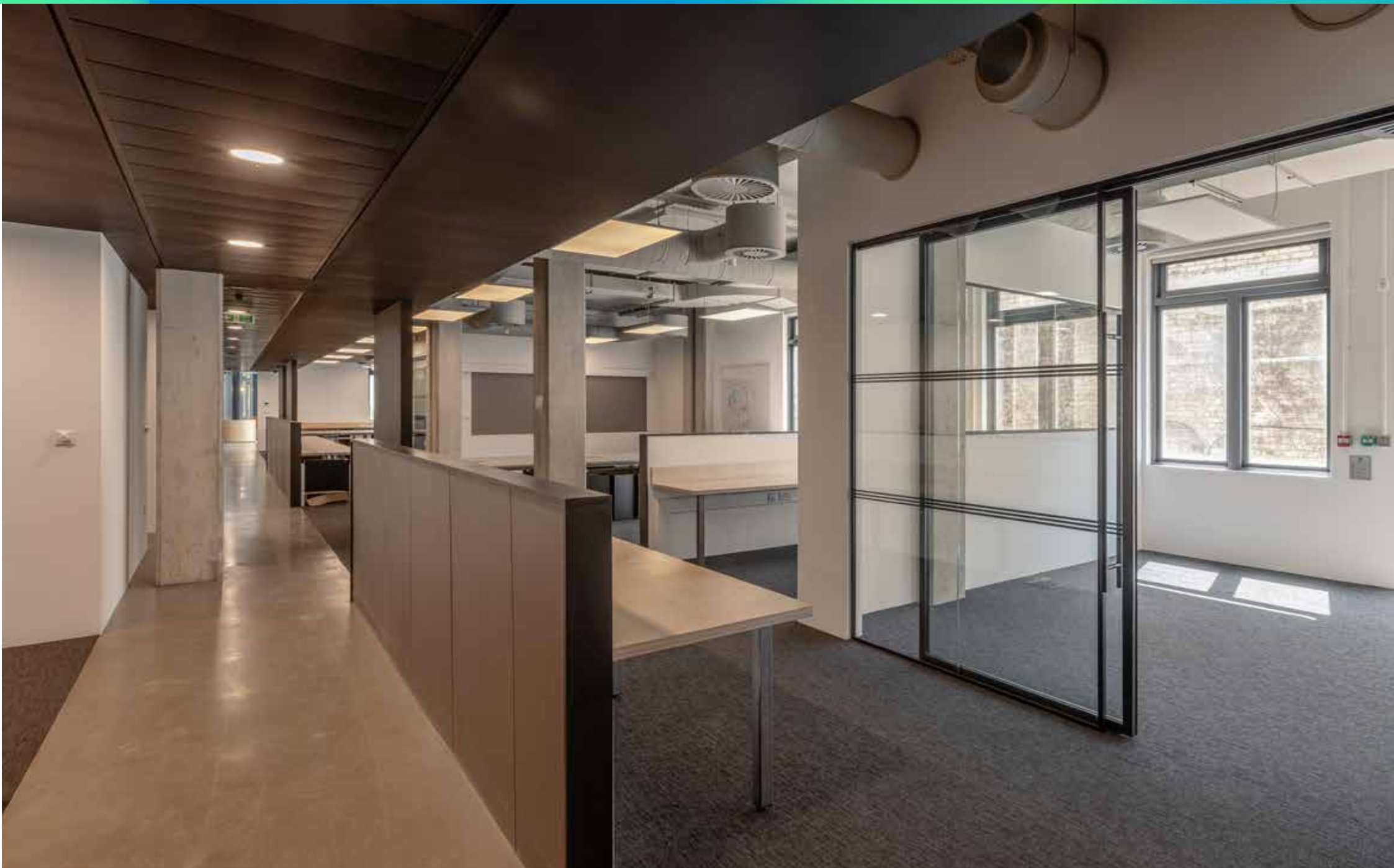
Travel times are approximate and taken from Google Maps

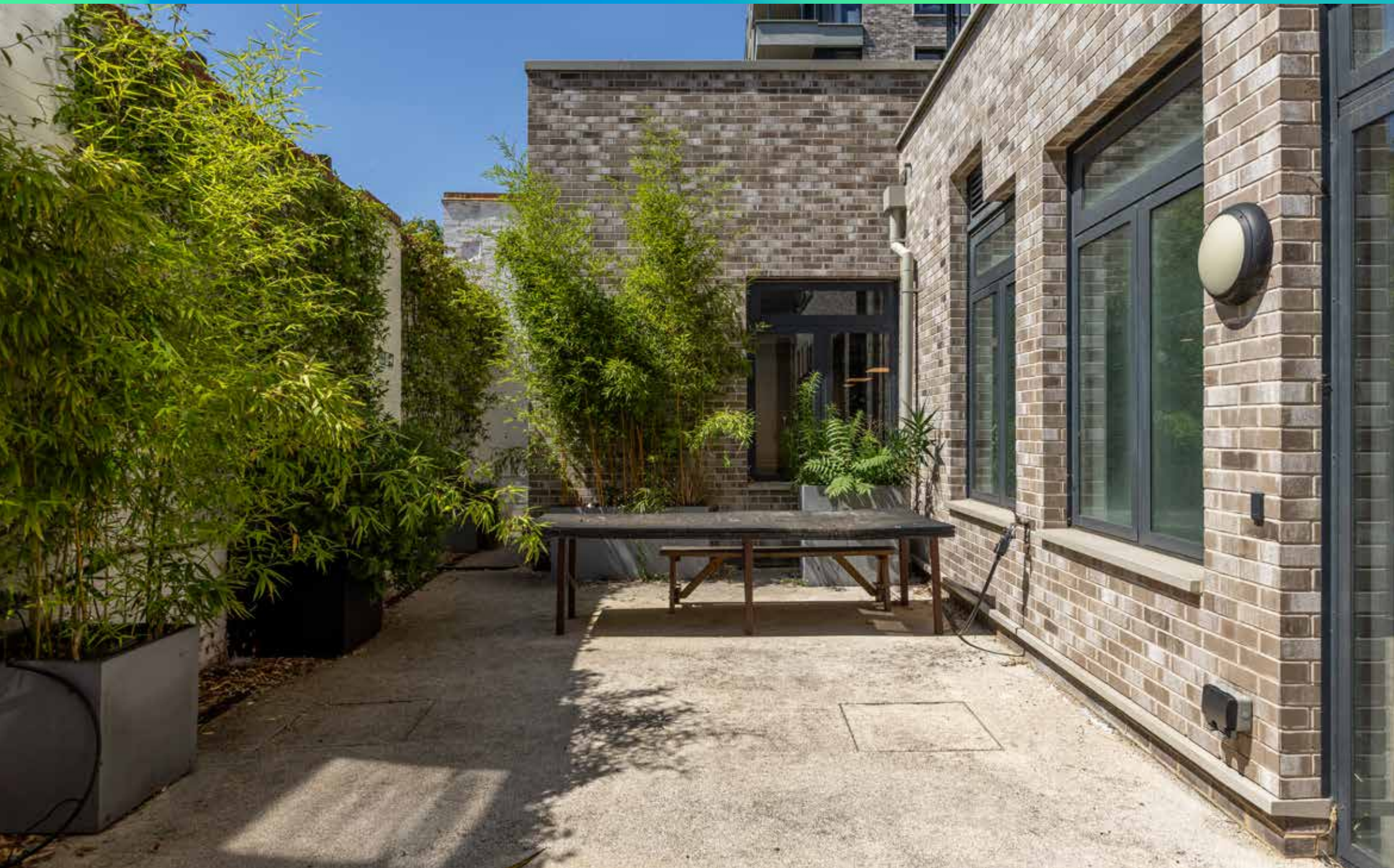












THE edge

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

THE edge

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

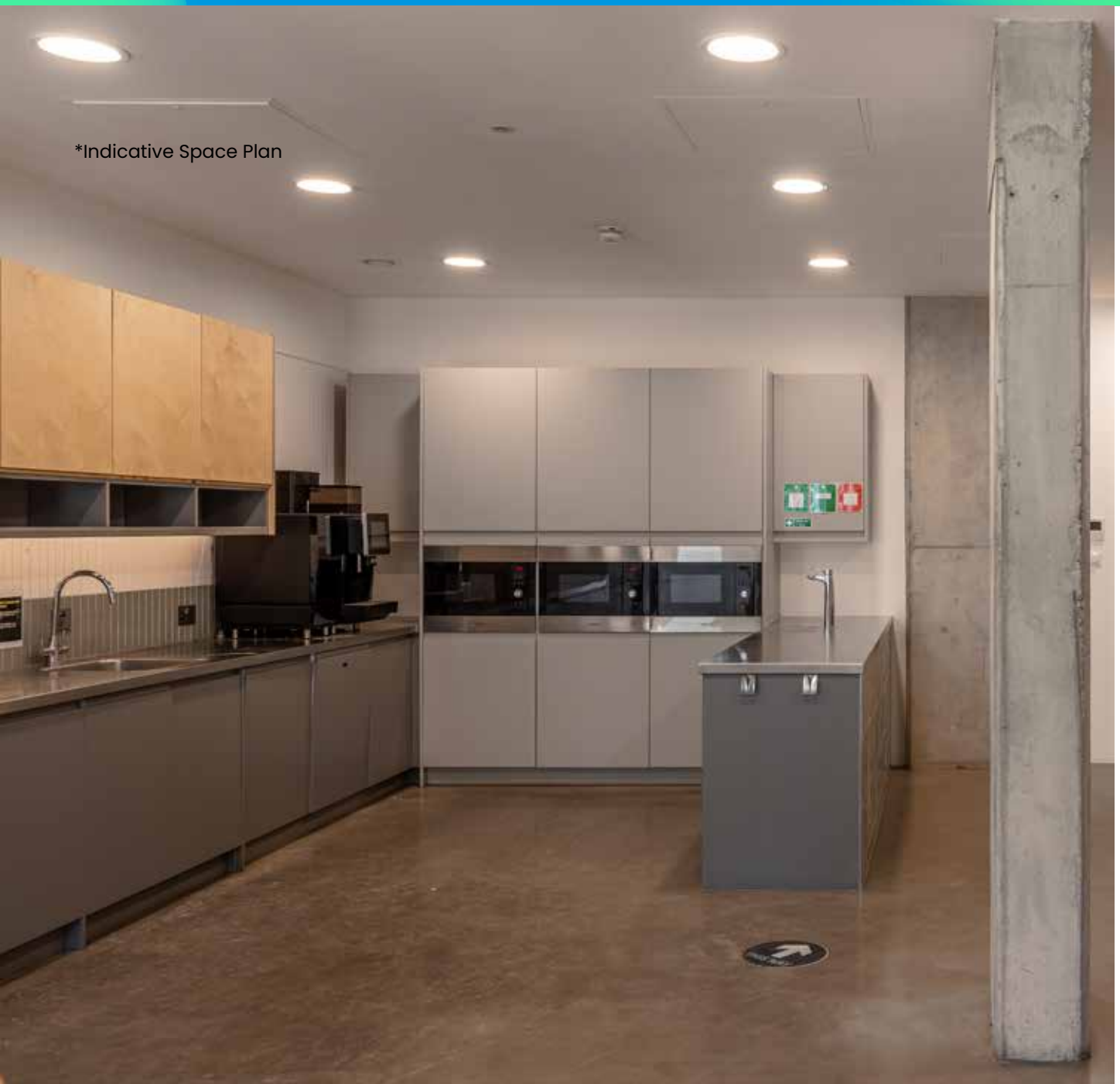
THE edge

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



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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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.

JLL

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