

86-88 Valentia Place, London, SW9 8EP



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

OFFICE

London | Consultancy | Transactions | Independent | Experienced

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	10,813	1,004.56	Available
Total	10,813	1,004.56	

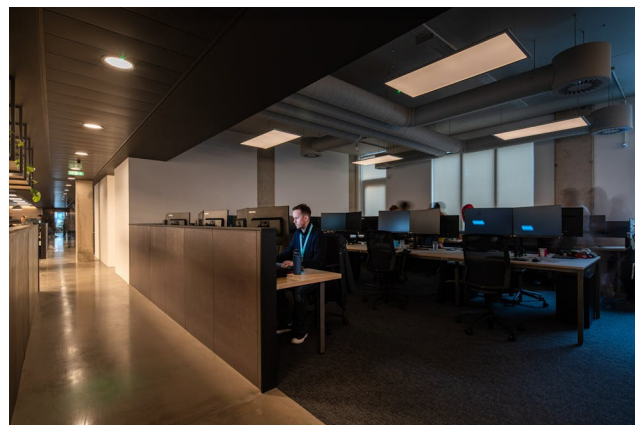
Description

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 are available by request.

Rent

Rent on application



Business rates

Rates Payable	£11.66 per sq ft
---------------	------------------

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

+44 20 7930 1070
info@levyrealestate.co.uk



www.levyrealestate.co.uk

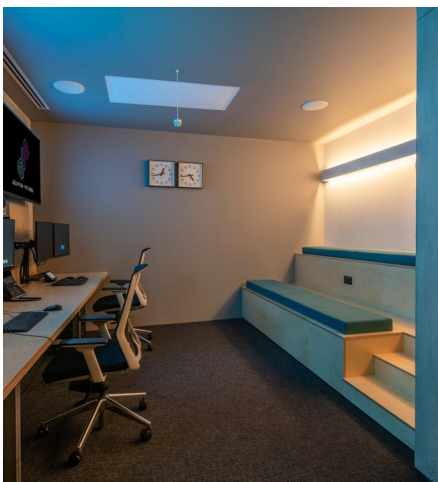
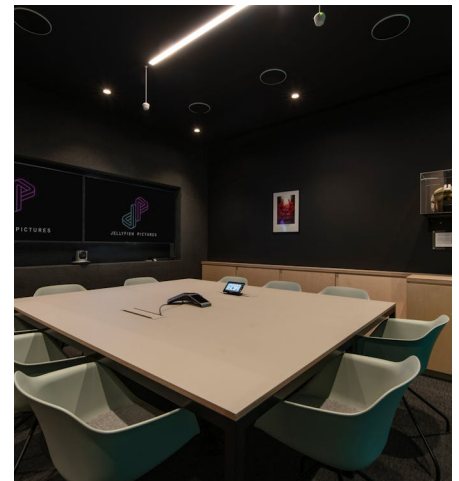
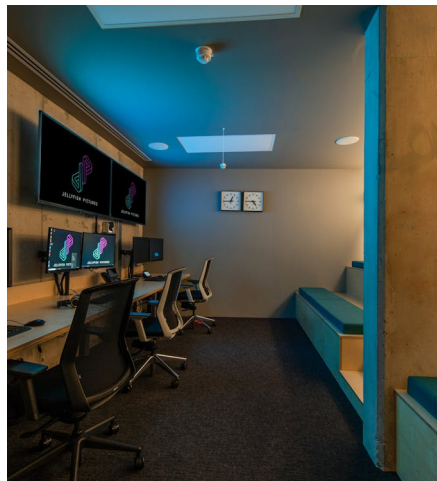
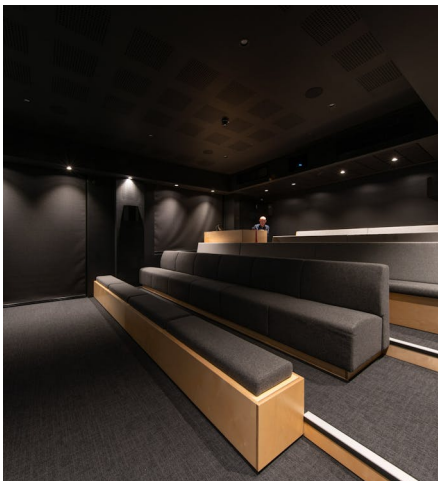
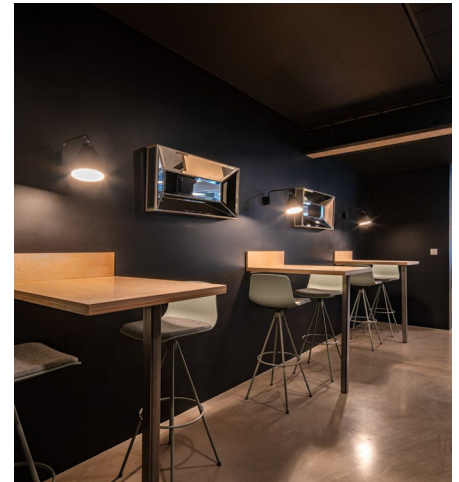
**86-88 Valentia Place,
London, SW9 8EP**



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

OFFICE

London | Consultancy | Transactions | Independent | Experienced



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

+44 20 7930 1070
info@levyrealestate.co.uk



www.levyrealestate.co.uk

**86-88 Valentia Place,
London, SW9 8EP**

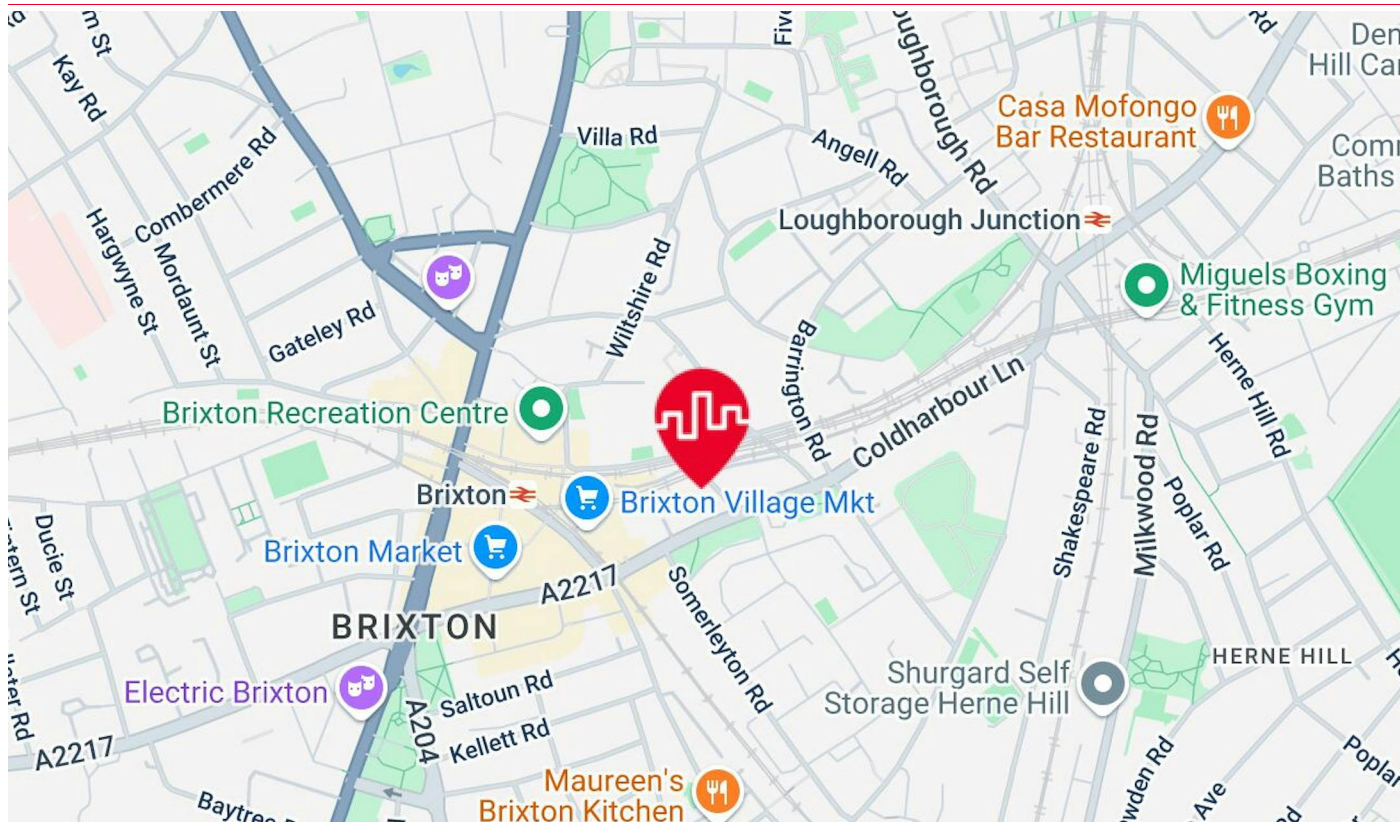


The Edge comprises a single ground-floor unit with...

OFFICE

London | Consultancy | Transactions | Independent | Experienced

Location



Further Information

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

Contact

Meg Carr

E megan.carr@levyrealestate.co.uk

Calum Holden

E Calum.Holden@levyrealestate.co.uk

MISREPRESENTATION ACT 1967 - Levy Real Estate LLP for themselves and for the Vendors or lessors of this property whose agents they are given notice that: All description, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Any services mentioned have not been tested and therefore prospective occupiers should satisfy themselves as to their operation. These particulars are produced in good faith and set out a general guide only and do not constitute part of any offer or contract. No person in the employment of Levy Real Estate LLP has any authority to make or give representation or warranty in relation to this property. All prices and rents are quoted exclusive of VAT unless otherwise stated. June 2025

Levy Real Estate LLP
Heddon House, 149-151 Regent St,
London, W1B 4JD

T **+44 20 7930 1070**
E info@levyrealestate.co.uk

www.levyrealestate.co.uk

