

USP.

1 Valentine Place
London SE1 8QH

Fully Fitted Offices To Let

1,537 SQ FT

Available

usp.london

020 3757 7777



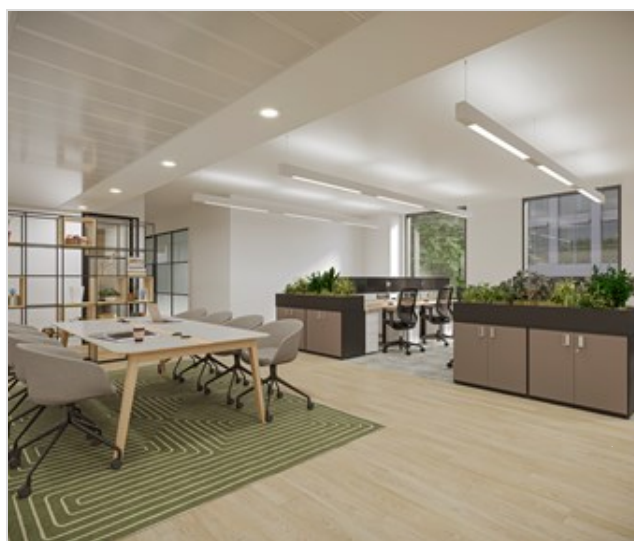


Description

Newly Refurbished Offices To Let - 8 Minutes Walk From Waterloo

1 Valentine Place offers best-in-class, design-led workspace in the heart of Southwark. Recently refurbished to a Grade A specification, the building combines striking architectural features with exceptional functionality. Flooded with natural light from expansive glazing and dual aspect windows, the office accommodation is delivered fully fitted and furnished to a high standard. The space benefits from meeting rooms, private phone booths, stylish breakout areas, and a contemporary kitchenette. With its distinctive blend of modern finishes, exposed details, and thoughtfully curated interiors, 1 Valentine Place provides an inspiring, ready-to-occupy environment designed to meet the needs of today's dynamic and forward-thinking businesses. Tenants also enjoy exclusive access to The Clubroom, an impressive, high-quality amenity space designed to enhance the occupier experience. This sophisticated space offers a range of bookable meeting rooms accommodating 12 people, alongside generous breakout areas and private meeting booths, ideal for collaboration and focused work alike. Further enhancing convenience and comfort, the estate features showers with towel service, complimentary tea, coffee, filtered and sparkling water, as well as informal workspaces crafted to support agile and flexible working.

The available units are available on a fully managed basis (£198 PSF, Ground Floor and £175 PSF, 1st Floor). The space can also be taken with a managed bolt-on with prices from £40 PSF.





1 Valentine Place, London, SE1 8QH

Accommodation

Floor	Availability	Area (sq ft)	Desks	Rent (psf)	Fit Out
First Floor	Under Offer	3,531		£77.50	Fully Fitted
Ground Floor	Available	1,537		£79.50	Fully Fitted

Amenities

Newly Refurbished

Breakout Space

Showers

Onsite Facilities Management

Air Conditioning

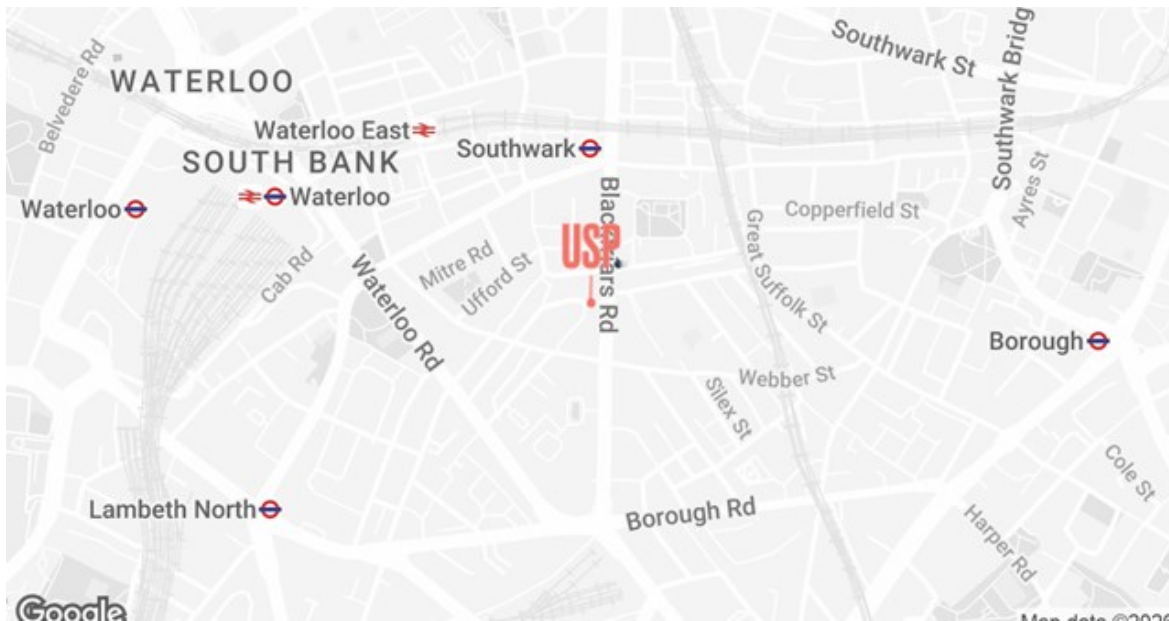
Fully Fitted

Access to Clubrooms

Bike Racks

Manned Reception





Location

Located in the heart of SE1, the property benefits from excellent connectivity. Southwark Underground Station (Jubilee line) is just a short walk away, while Waterloo Station offers national rail services and multiple Underground lines within easy reach.

Occupiers enjoy being at the centre of one of London's most vibrant business districts, an area that seamlessly blends historic character with modern amenities and a dynamic, creative atmosphere

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Further Information

New lease available direct from the landlord

Rent

£79.50 Per sq Ft

Service Charge

£18.04 Per sq Ft

Rates

£24.00 Per sq Ft

Max Humphreys

USP London

07718 484284

max@usp.london

Luke Austerberry

USP London

07921 406291

luke@usp.london

Ben Fisher

USP London

07810 676168

ben@usp.london

Anti-Money Laundering

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the Buyers/ funders/lessee

Subject to contract. USP for themselves and the vendor of this property give notice that these particulars do not form, or form part of, any offer or contract. They are intended to give fair description of the property and whilst every effort has been made to ensure their accuracy this cannot be guaranteed. Any intending purchaser must therefore satisfy themselves by inspection or otherwise. Neither USP, nor any of its employees, has any authority to make or give any further representations or warranty whatsoever in relation to this property. All prices and rents quoted are net of vat. Created on 01/06/2026

