

# Valentine

ESTATE

THE HEART OF SOUTHWARK

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# A unique collection of historic, creative office space

Left: 1 Valentine Place

Top right: 1 Boundary Row

Middle left: 90 Great Suffolk St

Middle right: 8 Boundary Row

Bottom left: 3 Valentine Place



Nestled within the historic conservation area of Southwark, SE1, the Valentine Estate encompasses an exclusive portfolio of properties.

## 1 Valentine Place

Award-winning Grade-A building on the bustling corner of Blackfriars Road

## 8 Boundary Row

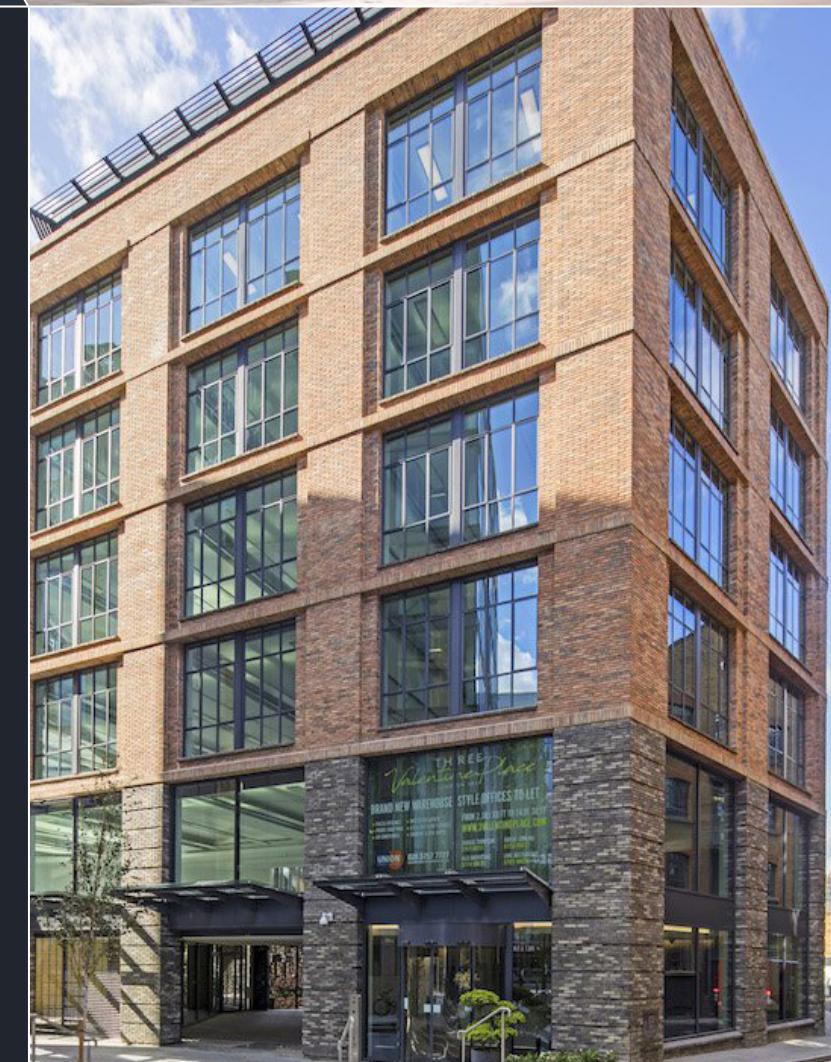
Elegant converted warehouse on the industrial Boundary Row

## 1 Boundary Row

Converted sweet factory with contemporary design on the southern side of Boundary Row

## 90 Great Suffolk St

A newly-refurbished modern-industrial building located on Great Suffolk Street



## Availability

—

Floor	Sq ft	Status
<b>1 VALENTINE PLACE</b>		
3rd floor	3,278	Available (Existing fit-out)
4th floor	2,435	Available (CAT-A)
5th floor	2,430	Available (Existing fit-out)
6th floor	2,434	Available (CAT-A)
<b>1 BOUNDARY ROW</b>		
1st floor	3,828	Available (Existing fit-out)
<b>8 BOUNDARY ROW</b>		
3rd floor	1,187	Available (Existing fit-out)
<b>90 GREAT SUFFOLK STREET</b>		
2nd floor	1,573	Available (CAT-A)

See pg 30 for full pricing and product information

# Welcome to the South Bank neighbourhood



Surrounded by the vibrant atmosphere of South Bank, Waterloo and The Cut, Valentine Estate brings entertainment to your doorstep.

Whether trendy cocktails along the riverbank, gourmet coffee bars in Waterloo or easy access to high-class gyms, South Bank offers the best working lifestyle in the city.

Left: The Old Vic theatre

Left 2: Tate Modern art gallery

Top right: Rosa's Thai / Franco Manca

Middle: Shakespeare's Globe

Bottom right: Anchor & Hope pub



## Eat & Drink

Being moments from The Cut, you will find some of London's most popular restaurant venues on your doorstep. With Franco Manca, Honest Burgers and Rosa's Thai Cafe moments away, there is no shortage of choice in this culinary hub. Alternatively, venture a bit further for specialty goods in London's oldest food destination, Borough Market.

## Arts & Culture

Browse renowned collections at the Tate Modern, take in the historic atmosphere of Shakespeare's Globe or enjoy the latest independent theatre at London's most eclectic venues, the Old and New Vic. Whatever your tastes, you'll never be more than a stone's throw away from London's most historic cultural venues.

## Retail

Enjoy retail shopping on your commute at Waterloo station, or if you're looking for items both new and old then wandering along The Cut or Lower Marsh Market is sure to satisfy even the most eclectic tastes.

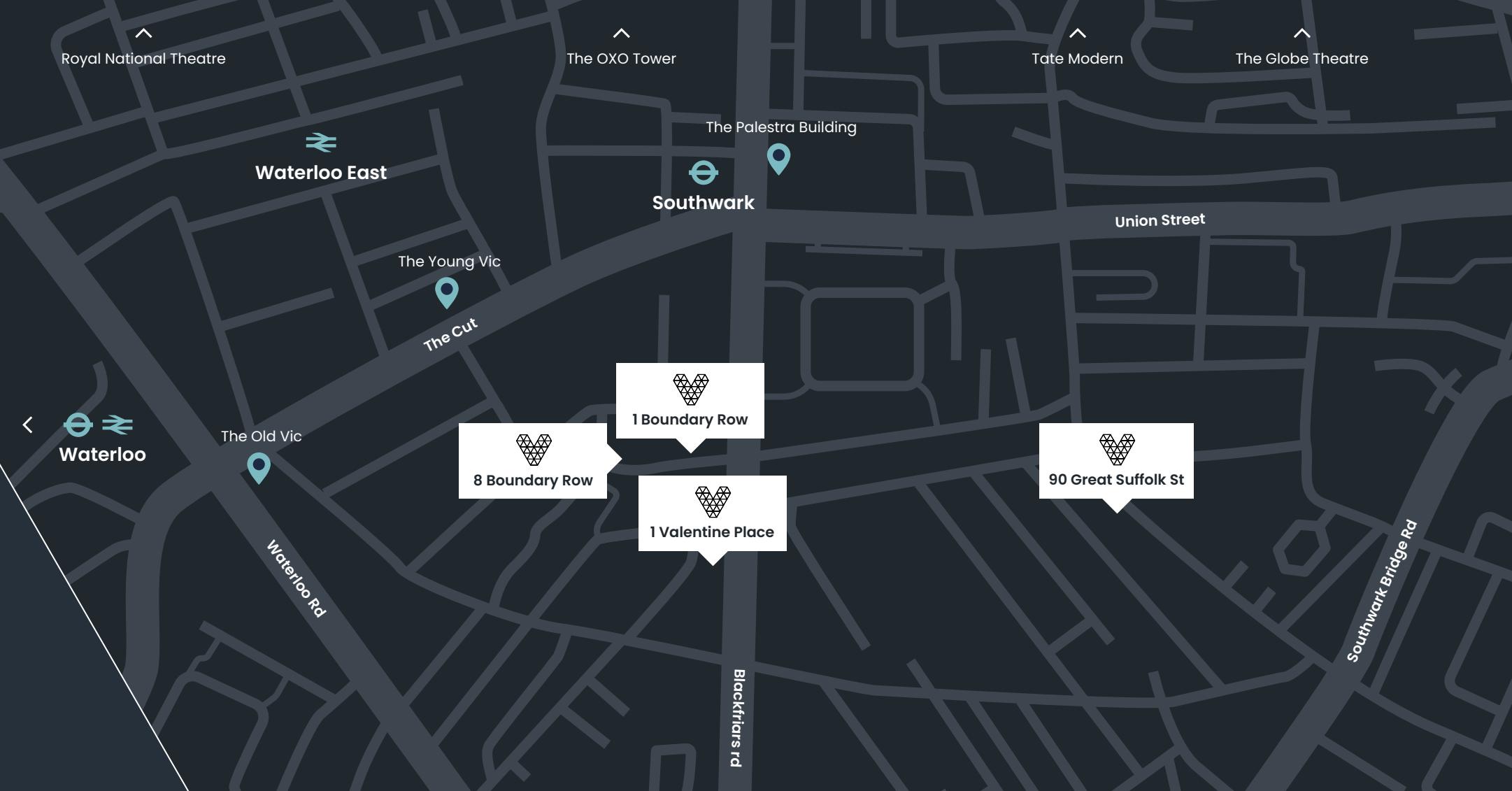
## Landmarks by the river

Framed by the river Thames, Southwark is home to some of the world's most visited tourist attractions. From the United Kingdom's tallest skyscraper, The Shard, to the intrigue of the OXO Tower, the borough's skyline is a stunning mixture of London's past, present and future.

# Transport, perfected

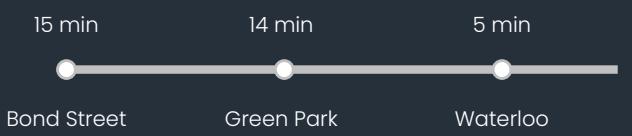
With both the Southwark Tube and Waterloo Mainline stations only a few hundred yards away, Valentine Estate benefits from a range of comprehensive travel options on one of the world's best transport systems.

Three of the city's major Tube Stations lie only a short walk away, effortlessly connecting Southwark to greater London and making any morning commute a seamless experience.



## Travel far and wide

- Jubilee Line
- Northern Line



- Euston  
27 min



- Stockwell  
22 min



Valentine  
ESTATE



## Jubilee Line

As the only line that connects with every other underground on the network, the Jubilee Line makes travel a breeze. From any four corners of the city, the Jubilee line provides a fast, hassle free journey to the heart of Southwark.



**Southwark**

3 min walk



**Waterloo**

5 min walk

# 1 Valentine Place

An award-winning development, completed near the end of 2012, 1 Valentine Place is a youthful, elegant, Grade A building located on the corner of Blackfriars Road.



## First-class facilities

1 Valentine Place is an ideal location for modern business. Each floor is equipped with a full-fitted stainless steel kitchen and four restrooms per floor. Additionally, the 3rd and 4th floors include terraces that provide exclusive relaxation areas and excellent views of the vibrant local area.

Bottom left: 6th floor Cat-A space  
Top right: 3rd floor kitchen  
Middle: Building reception  
Bottom right: 4th floor terrace



## An architectural gem in the heart of London

A dynamic and beautifully made building, 1 Valentine Place features a striking exterior design and a stylishly functional interior. Crafted to harmonise clean, minimalist workspaces with warm and lively common areas, this isn't just a place of business – it's a space to build a working community.



## 1 Valentine Place

## 3rd floor

- 
- 3,278 sq ft
- Desks: Up to 40
- Existing fit-out

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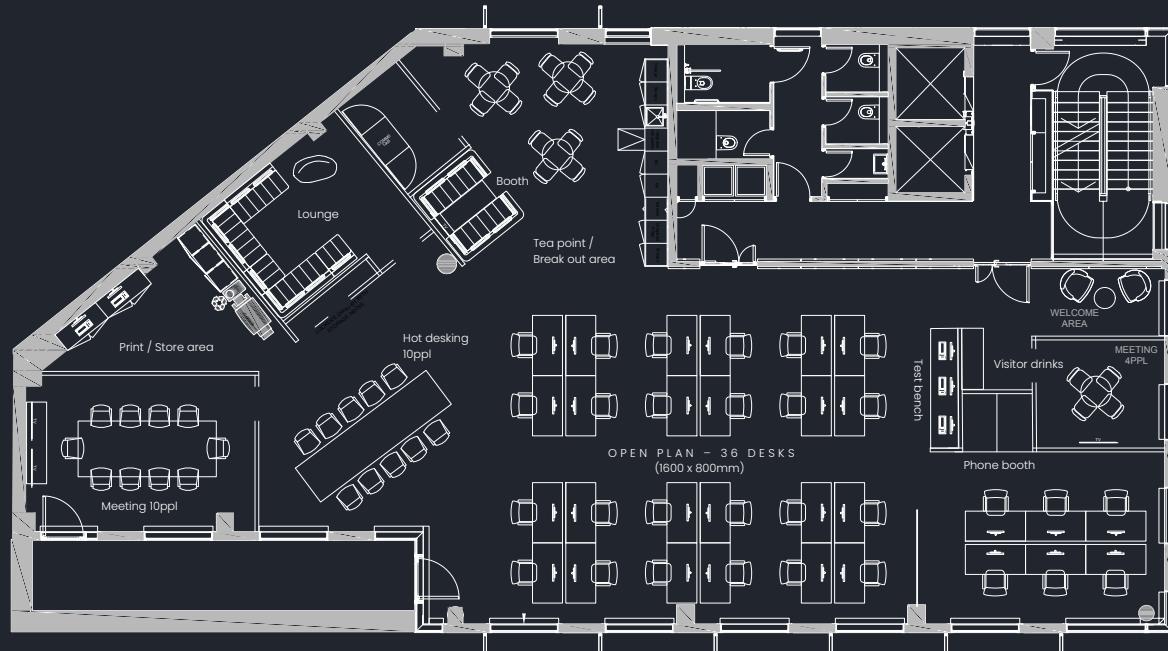
MANAGED

See pg 30 for full pricing and product information

## Existing:

- 
- Boardroom and 4-person meeting rooms
- Welcoming waiting area
- Fully-fitted kitchen with break-out space
- Storage/office supply area
- Sound-proof focus booth
- Private terrace
- Floor-to-ceiling windows
- Four toilets
- Lift access
- Impressive manned reception
- Branding
- Accessories & foliage
- Layout

## Existing fit-out



## 5th floor

- 
- 2,434 sq ft
- Desks: Up to 40
- Existing fit-out

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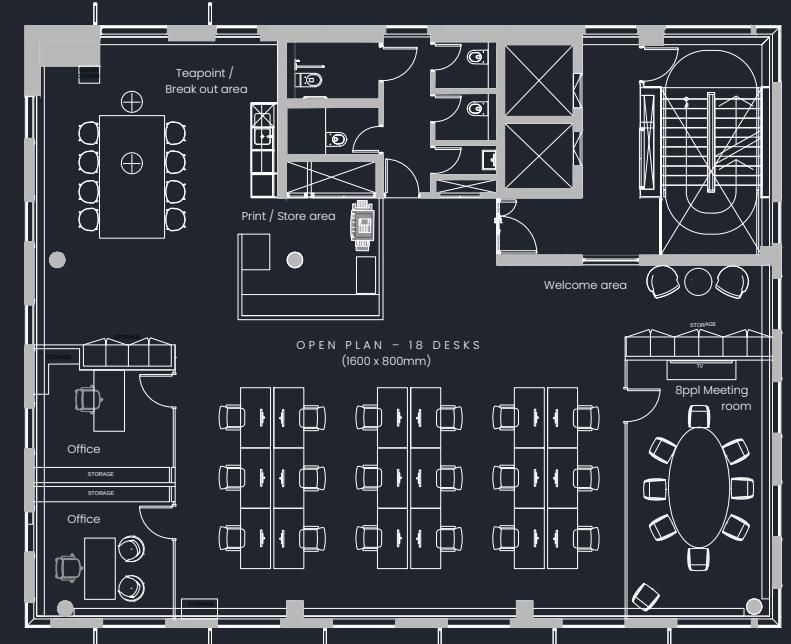
MANAGED

See pg 30 for full pricing and product information

## Existing:

- 
- Meeting rooms
- Floor-to-ceiling windows
- Four toilets
- Lift access
- Impressive manned reception
- Branding
- Accessories & foliage
- Layout

## Existing fit-out



## 1 Valentine Place

**4th floor**

- 2,435 sq ft
- Desks: Up to 40
- CAT-A space

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**FITTED**

**MANAGED**

See pg 30 for full pricing and product information

**Existing:**

- Private rooftop terrace
- Contemporary stainless steel teapoint
- Floor-to-ceiling windows
- Four toilets
- Lift access
- Impressive manned reception

**Add your own:**

- Meeting rooms
- Workspace
- Break-out areas
- Branding
- Accessories & foliage
- Layout

**Example fit-out**

The floor plan illustrates a modern office layout with various sections. On the left, there's a large open-plan area with 36 desks arranged in a grid. To the right, there are smaller meeting rooms, a break-out area with a sofa and armchairs, and a hot desking station. A central staircase provides access to different levels. Common areas include a tea point and a collaborative space with a circular table.

**6th floor**

- 2,424 sq ft
- Desks: Up to 40
- CAT-A space

**BLANK CANVAS**

**FITTED**

**MANAGED**

See pg 30 for full pricing and product information

**Existing:**

- Contemporary stainless steel teapoint
- Floor-to-ceiling windows
- Four toilets
- Lift access
- Impressive manned reception

**Add your own:**

- Meeting rooms
- Workspace
- Break-out areas
- Branding
- Accessories & foliage
- Layout

**Example fit-out**

This floor plan shows a similar layout to the 4th floor but with more detailed room labeling. It includes a 'Notice board' area, a 'Meeting 6 ppl' room, and a 'Welcome area'. The open-plan desk area is labeled 'OPEN PLAN - 39 DESKS (1200 x 600mm)'. Other features include a 'Collaboration' space, a break-out area, and a tea point.

# 1 Boundary Row

Effortlessly combining historic architecture with contemporary affordances, this self-contained office space sits in the prime location of Boundary Row's southern side.



## Form and function

—  
Filled with natural light, open plan layouts, and beautifully functional kitchens and shared spaces, Boundary Row makes an ideal home for creative innovators and forward thinking businesses that seek the highest quality workspace.



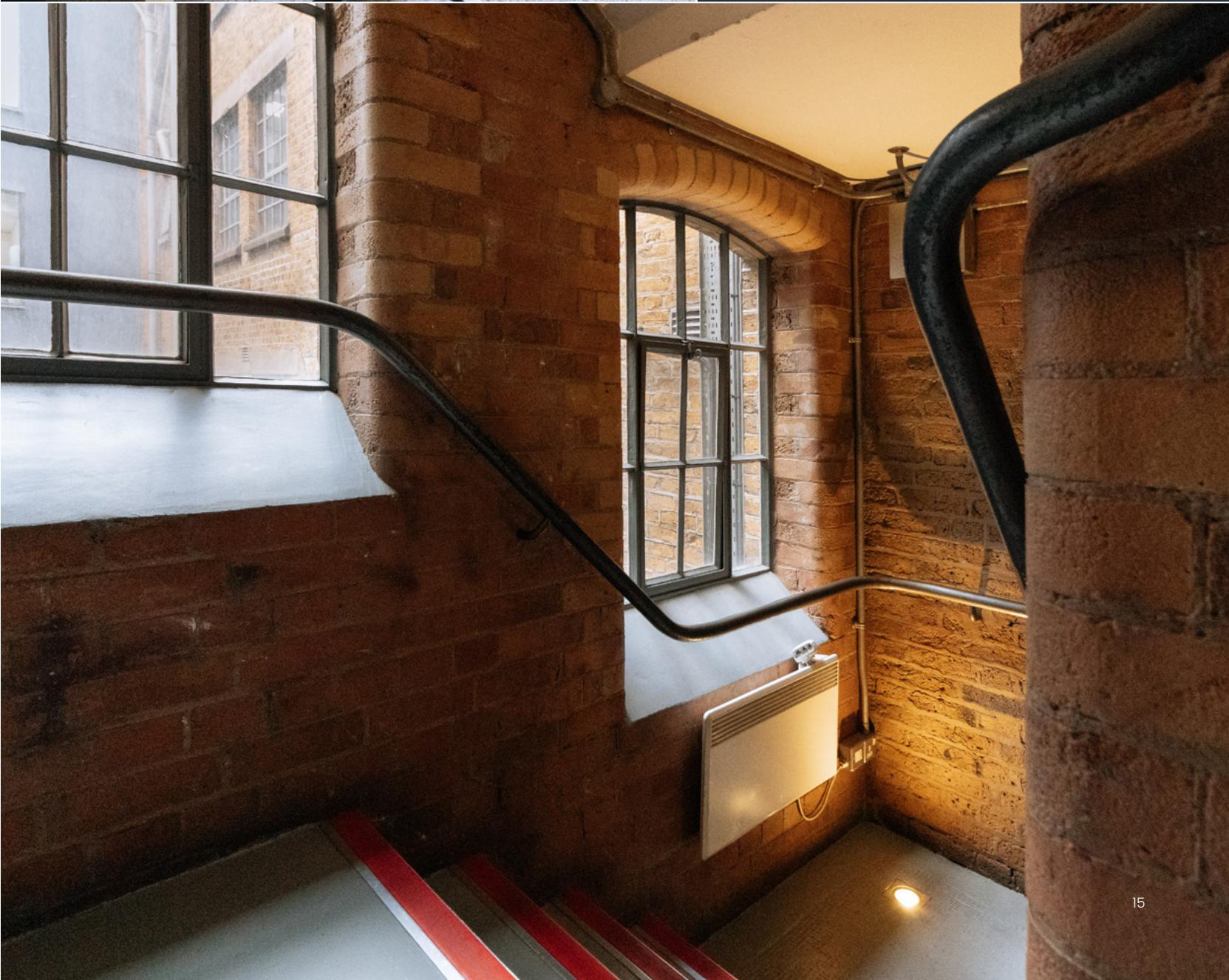
## A historic building redesigned for today

—  
With exposed brick detailing alongside stylishly modern office spaces, Boundary Row offers a thoughtful balance between the building's industrial origin and a modern, forward thinking aesthetic seek the highest quality workspace.

Top right: Private meeting room

Left: Hot desk area

Bottom right: Stairwell





Top: Wall feature  
Bottom: Open plan workspace



## 1 Boundary Row

### 1st floor

- 
- 3,828 sq ft
- Desks: Up to 75
- Existing fit-out

BLANK CANVAS

FITTED

MANAGED

See pg 30 for full pricing and product information

### Existing:

- 
- Multiple workspace options: Hot desks, open plan desks and three executive offices
- Two contemporary stainless steel enclosed teapoints
- 6-person meeting room

- Private visitor waiting area
- Exposed victorian brickwork
- Private toilets in demise

### Add your own:

- 
- Branding
- Accessories & foliage
- Layout

### Existing fit-out



# 8 Boundary Row

Distinctive and self-contained, this gorgeous space sits on the south side of Boundary Row and offers an iconic Victorian brick structure with contemporary office functions.



## Built with purpose

The distinctive brick design alongside the high-quality furnishings is designed for a creative team looking for a space for ideas to grow. The property houses a brilliant kitchen area and two large and inviting conference rooms.

The property highlights the charm of old warehouse buildings characteristic of London's industrial heritage, while housing an elegant office interior bathed in natural light from all sides.

Top: Entrance hall

Left: Open plan workspace

Middle right: External view

Bottom right: Private meeting room

## An extended community

Located in a dedicated property within the vicinity is a building that houses stylish showers and large conference rooms available to all the members of Valentine Estate. In addition, Boundary Row has its very own coffee house, kitchen and bar, to welcome you at all times of the day.



Right: Kitchen

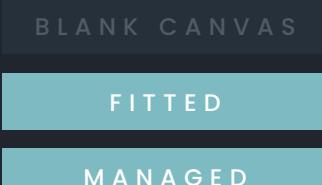
Bottom: Private meeting room



## 8 Boundary Row

### 3rd floor

—  
1,187 sq ft  
Desks: Up to 18  
Existing fit-out



See pg 30 for full pricing and product information

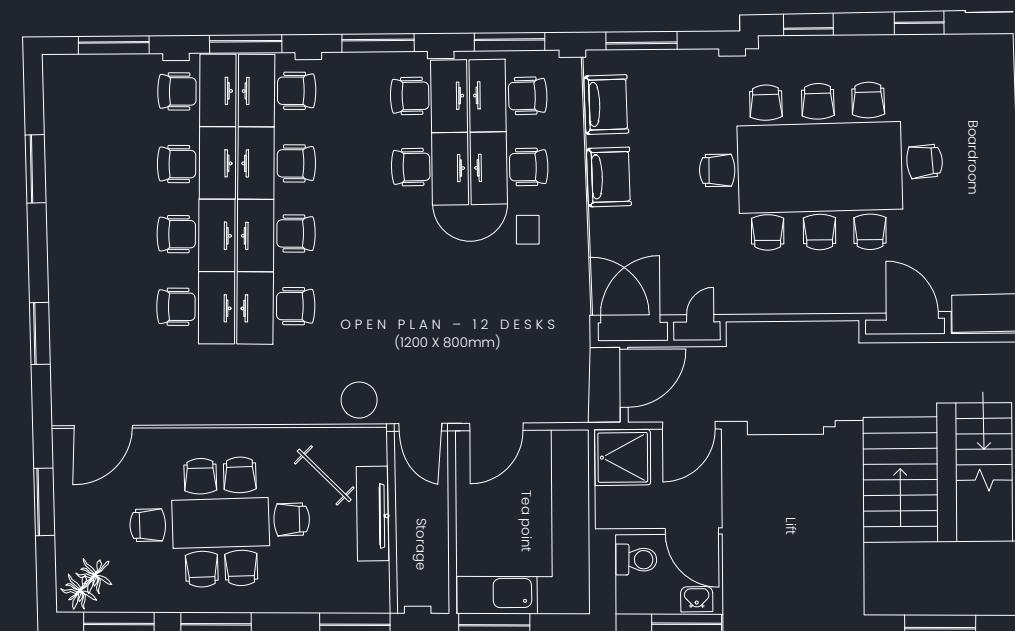
### Existing:

- Open plan workspace
- Contemporary stainless steel enclosed teapoint
- Floor-to-ceiling windows
- Boardroom and 6-person meeting room
- Built-in storage
- Exposed victorian brickwork
- Private toilet and shower
- Lift access

### Add your own:

- Branding
- Accessories & foliage
- Layout

### Existing fit-out



# 90 Great Suffolk St

A sleek, modern-industrial building on the best side of Great Suffolk Street. This property is bold and daring, contrasting against neighbouring brick architecture.



Top: Building entrance

Left: 2nd floor CAT-A space

Bottom right: Example visual

## Brilliant design

Inside the wooden flooring is a soft and luminous, reflecting light into a large and malleable work space. Hints of vibrant color give an accent to the building with touches of retro style in the newly designed kitchen and bathrooms.



## Welcoming innovation

- The building reception is illuminated by a large neon artwork, welcoming guests to an office space that proposes innovation and creative design from the outset.

## Dynamic Interior

- The property has open ceilings with exposed yet refined metal structures and lighting fixtures. In addition its spacious floor invites you to reimagine the room in multiple new ways.



Top: Building exterior

Bottom: Contemporary kitchen teapoint



## 90 Great Suffolk St

### 2nd floor

- 
- 1,573 sq ft
- Desks: Up to 28
- CAT-A space

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See pg 30 for full pricing and product information

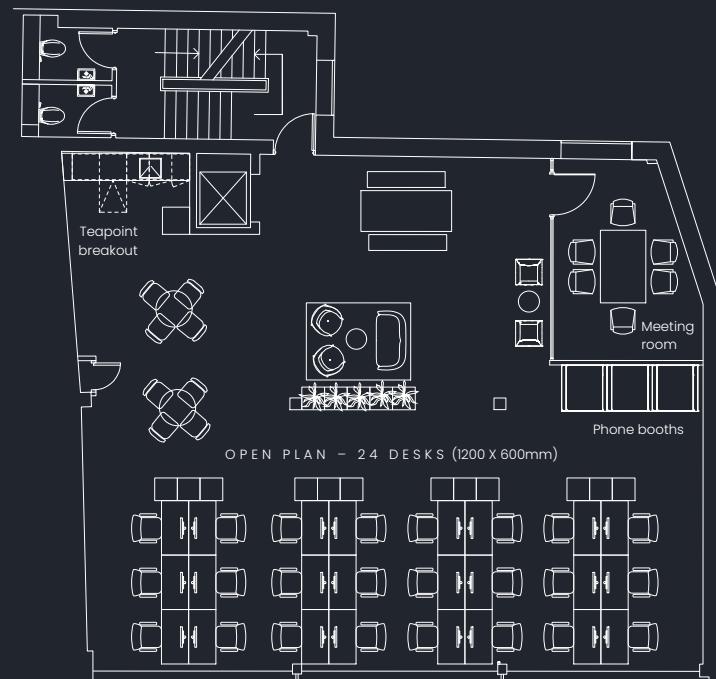
### Existing:

- 
- Contemporary kitchen teapoint
- Industrial steel beams and exposed cooling units
- Suspended LED lighting
- Meeting room partition
- Two private toilets
- Two showers in the building
- Lift access
- Modern and welcoming building entrance

### Add your own:

- 
- Meeting rooms:
- Workspace
- Break-out areas
- Branding
- Accessories & foliage
- Layout

### Example fit-out



# Facilities for the Valentine Estate community



We believe that community ties are essential in creating a flourishing environment for your business. Alongside each working location, Valentine Estate is proud to offer every tenant access to beautiful and functional 5-star facilities.

## **Conference Room**

- 
- The stylish boardroom, located at 3 Valentine Place is available to hire for all tenants of Valentine Estate.

## **Bike storage**

- 
- Gain access to a secure, easily-accessible private storage space that can accommodate up to 82 bikes.

## **Showers**

- 
- A pre-work trip to the gym or cycle commute to the office has never been easier with private, modern and serviced shower and toilet facilities.

**The Conference Room facility boasts impressive amenities, including:**

- Creston control system
- Electric blinds
- Independently controlled air-conditioning
- Video conference facilities
- Hi-speed Wi-fi(100Mb)
- 84" TV monitor
- 15 seat board table and 'chill out' corner
- Fully equipped kitchen, with fridge and dishwasher
- Nespresso coffee machine(free coffee!)
- Assortment of teas, biscuits and water included
- Sandwich menu available from the nearby Masters
- On-site restaurant

Top left: Communal external courtyard

Top centre: Secure bike storage

Top right: Conference Room

# Pricing and product options

Whether you prefer to take an empty floor and fit it out yourself, have an expert team to help you, or have everything included in one simple monthly payment – the choice is yours with any of the units within Valentine Estate!

## Pricing per sq ft per annum

We are proud to offer the most diverse products in the market with the option to take a space as a 'Blank canvas', 'Fitted' or 'Managed'.

	Sq ft	Blank Canvas*	Fitted	Managed
Lease length		(Rent only)	(Rent, Rates, Service Charge, Insurance)	(All inclusive)
<b>1 VALENTINE PLACE</b>				
3rd floor	3,278	-	£107.50	POA
4th floor	2,435	£65.00	POA	POA
5th floor	2,430	-	£107.50	POA
6th floor	2,434	£65.00	POA	POA
<b>1 BOUNDARY ROW</b>				
1st floor	3,828	-	£93.50	POA
<b>8 BOUNDARY ROW</b>				
3rd floor	1,187	-	£99.50	POA
<b>90 GREAT SUFFOLK STREET</b>				
2nd floor	1,573	£57.50	£92.00	POA

£ – Pricing per sq ft per annum

Pricing shown is subject to VAT\*

\*Only available for 4th + 6th floors at 1 Valentine Place and 2nd floor at 90 Great Suffolk Street

# Product terms

	<b>Product Breakdown</b>	<b>Blank Canvas</b>	<b>Fitted</b>	<b>Managed</b>
<b>Blank Canvas</b>	Rent	✓	✓	✓
	Business Rates	✓	✓	✓
	Service Charge	✓	✓	✓
	Insurance	✓	✓	✓
	Fit-out	✓	✓	✓
<b>Fitted</b>	Dedicated Office Manager			✓
	Fibre line			✓
	Managed IT Network			✓
	Daily Refreshments			✓
	Foliage			✓
	Repairs and maintenance			✓
	Waste & recycling			✓
	App door access			✓
	Security & CCTV			✓
<b>Managed</b>				

The 'Blank Canvas' product is perfect for creating something completely bespoke on a CAT-A floor. The only cost here would be your rent – the rest is down to you!

- Monthly rent payment only
- Manage and procure the design and build yourself
- Manage the space and suppliers yourself

The 'Fitted' product is available for all units. For CAT-A spaces, the design and build is managed for you. Fitted spaces can be tailored to reflect your brand.

- Design and build included
- No design and build costs upfront
- Manage the space and suppliers yourself

The 'Managed' product is available for all units. This option is an all-inclusive package, perfect for those wanting everything taken care of.

- All-inclusive package with expert design, fit-out and management
- Fully managed
- One simple fixed monthly price

# Want to see more?

Get in touch with one of our sales representatives  
to arrange a virtual or in-person viewing:

Ask me about...

BLANK CANVAS

FITTED



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Ask me about...

MANAGED



**Poppy Barker**

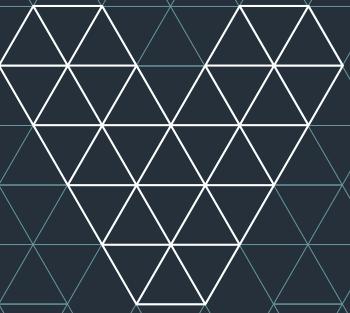
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**valentine-estate.com**



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