



**8 Boundary Row**  
**Waterloo**  
**SE1 8HP**

**BESPOKE MANAGED OFFICE**

**1,187 sq ft**  
**(upto 18 Desks)**

**£15,300 per Month**

*The Flexible Future of Medium Term  
Office Space for Business.*



## THE BUILDING

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.

Warehouse-style exterior with tons of character, exposed brickwork and industrial features on the interior.

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.



## THE LOCATION

3-minute walk to Southwark station and 6-minute walk to Waterloo mainline station

## NEAREST TUBE

Southwark



## THE OFFICE

The 3rd floor is a fully managed Office space for 16 Desks plus 2 meeting Rooms, or 16 Desks with 1 Executive Office and Boardroom. The office is equipped with a fully fitted stainless steel kitchen. The building is fully air-conditioned, with lift access, private shower and toilet facilities, secure 24 hour access and has secure cycle storage accessing at 3 Valentine Place.



# OFFICE INFORMATION

UNIT	SIZE (SQ FT)	SIZE (DESKS)	RENT (£PCM)	TERM	FLOOR PLAN	3D TOUR
3rd Floor	1,187	upto 18	£15,300	12 – 36 MONTHS		<a href="#">VIEW HERE</a>

## Benefits of a Managed Office?

- Bespoke Design & Specification with customised Branding, Culture & Workspace.
- Built and fitted-out according to business needs and budget.
- Low upfront capex with everything included in a fixed monthly payment.
- Short Form Lease/Licence – Reduced/No Legal Costs.
- Flexible lease terms for SME Office Space.
- Move in within as little as 4-6 weeks.
- Suitable for any requirement of 18 months+

## Property Highlights

- Brandable space
- Self-contained contemporary
- stainless steel kitchen
- Cleaning, offices supplies, maintenance
- A dedicated Centre Manager



FLEXIBLE TERMS



FIXED COSTS



FULLY MANAGED



MINIMAL LEGAL



SPEED TO MARKET



OWN YOUR OWN SPACE



BESPOKE/BRANDED DESIGN



QUALITY ASSURED



BESPOKE COMMUNICATIONS



25% LESS THAN SERVICED



PROCURED EFFICIENCY



MOVE IN SERVICE\*



### VIEW

We will source and collate your viewing schedule based on your location and office requirements.

Select from a “blank canvas” from the spaces available in our network.



### BESPOKE DESIGN

Along with the Office Provider we will assist you to identify a final design brief to match your requirements, branding, IT specifications and company identity/culture.

Often we will use VR & CGI to help visualise this process.



### AGREE TERMS

Working with you to negotiate the best terms for you; including: Commercial value, Length of Term, Flexibility on Contract Breaks.

If necessary or required ad hoc services tailored to your needs or requirements.



### FIT OUT

Following agreeing terms and deposits paid. The space is refurbished and fitted out to your requirements.

Often the space will be completed and ready to move in within 4-8 weeks



### FULLY MANAGED

A Dedicated facilities Management team will manage the day to day delivery of your office services.

To include, but not exclusively, IT, HVAC Services, Cleaning & Security, which can all evolve as and when your needs change.

## THE MANAGED OFFICE SEARCH PROCESS

# CONTACT US

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