
INVICTA
TRAFALGAR PLACE

# WELCOME TO INVICTA

6,161 sq ft of comprehensively refurbished workspace at Brighton's premier office address, perfectly located close to the best of the city.




Royal Pavilion
The Lanes
Theatre Royal
Churchill Square shopping centre
i360
Brighton Dome
North Laine
TRAFALGAR PLACE
BRIGHTON
The Old Steine
Brighton Station

# TRAFALGAR PLACE

BRIGHTON

## A thriving business campus just moments from Brighton train station, offering amenity rich, best-in-class office space as both CAT A and plug & play.

Now benefiting from comprehensive refurbishment focussed on user experience and sustainability, Trafalgar Place is the largest purpose built office scheme in Brighton, with floor plates designed to suit all occupiers.

**SPACES.**

Spaces chose Trafalgar Place as the perfect Brighton location

**20+**

Join a community of 20+ occupiers from gaming to finance

**£12M**

Refurbishment delivering best-in-class workspace and sustainability

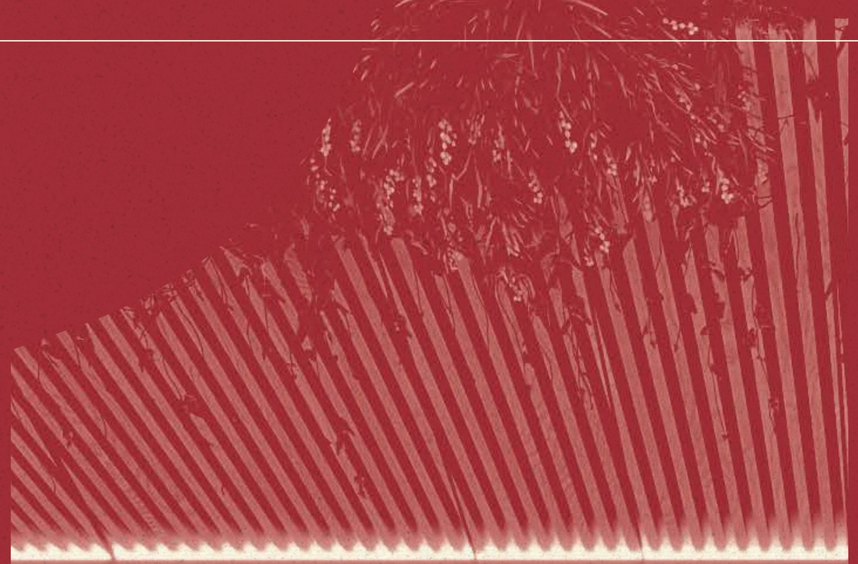
**24/7**

Secure tenant access to support flexible working










# THE BUILDING

INVICTA





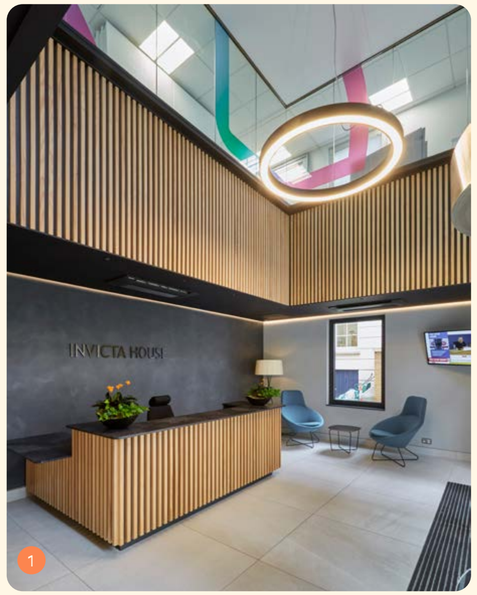
INVICTA HOUSE

# AVAILABILITY

# G

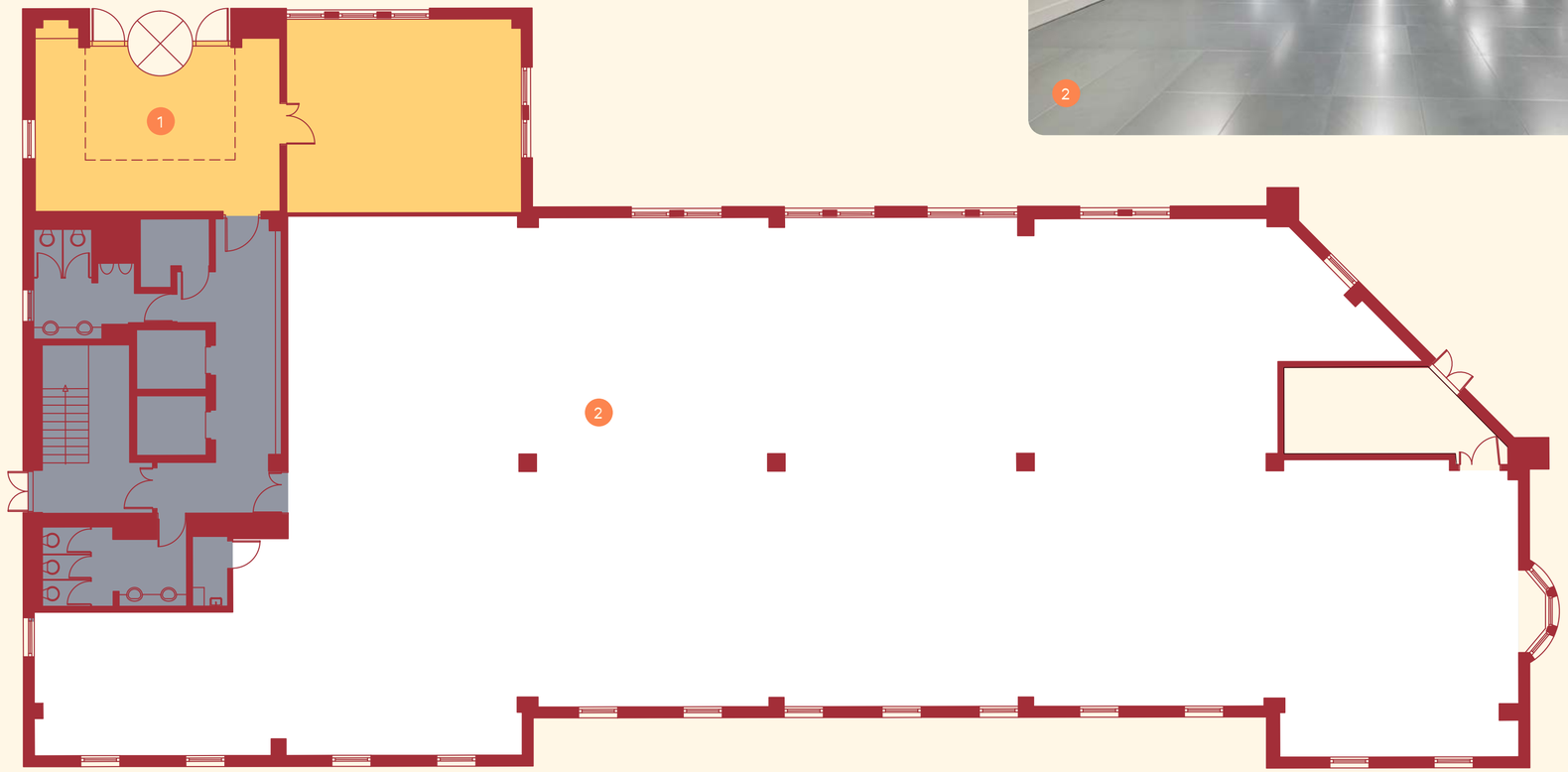
CAT A

## 6,161 sq ft (572.3 sq m)










KEY

- Reception
- Office
- Core

N

Plans not to scale. For indicative purposes only.



Highly sustainable Grade A space providing large, open plan flexible floor plates.



# DESIGNED FOR THE FUTURE

# SUSTAINABLE WELLBEING

**BREEAM**
Very Good

**Fitwel**
2 Star

**AirRated**
Certified

**ActiveScore**
Gold Award

**EPC**
A rating

Credentials that encourage a sustainable work/life balance while ensuring the office space runs at optimal efficiency.

# TOP SPEC



Gym with 24/7
key card access



Reception with
concierge



Shower & changing
facilities



New Air VRV
air conditioning



Secure cycle
storage



LED lighting



Exposed
services



Fully accessible
raised floors



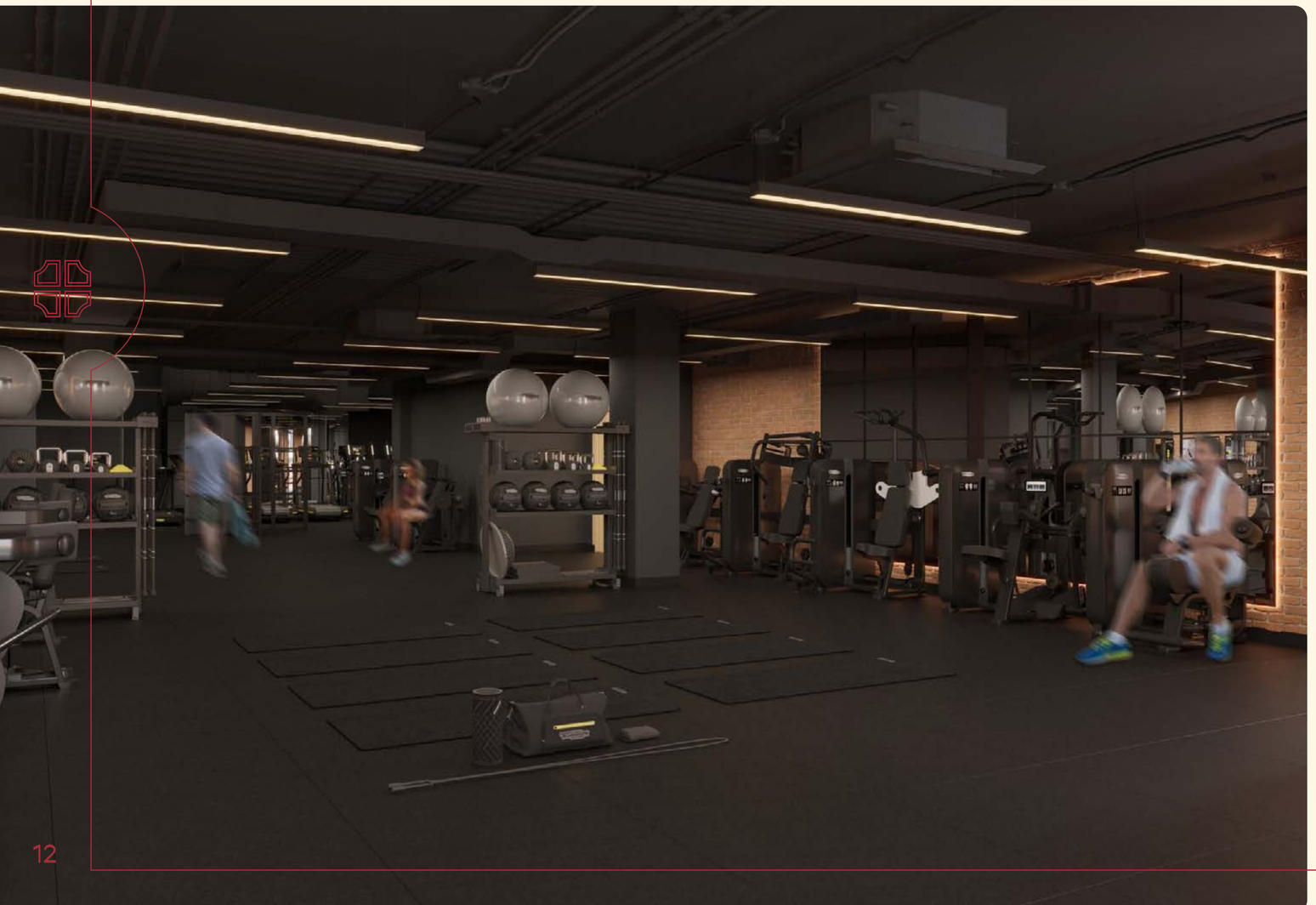
Secure basement
parking

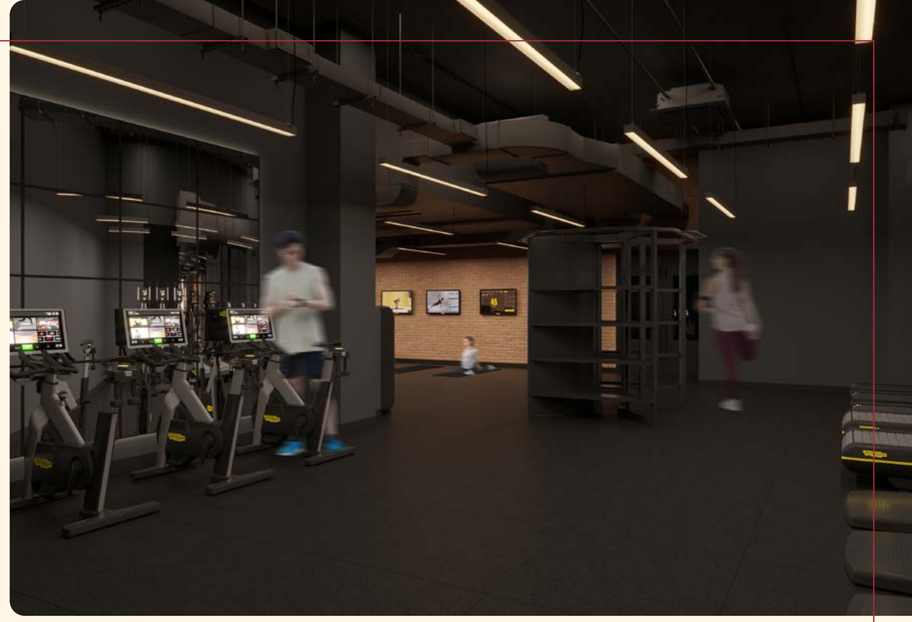


Plug &
play suites

The building’s specification has been re-imagined to cater
for the requirements of today’s occupier

# ELEVATE YOUR FITNESS





## State-of-the-art gym and wellness facilities, provided by TechnoGym.

With 24/7 keycard access, there is a chance to unwind at any time of day. Facilities include free weight machines, treadmills, exercise bikes, cross trainers and ample floor space for yoga, pilates and stretching.

# THE LOCATION







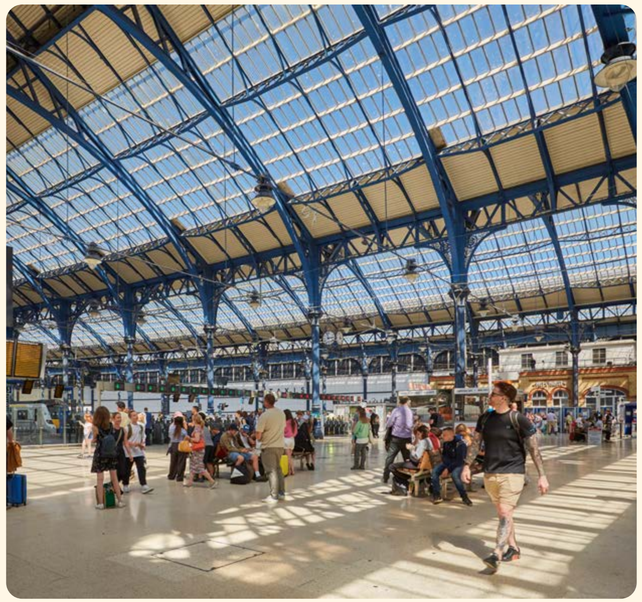




# LOVE WHERE YOU WORK

Famed for its plethora of independent shops and food spots, Brighton is unique city with something for everyone.

The array of amenities attract millions of tourists every year, from the world famous Palace Pier to the one-of-a-kind Pavilion, there is a seemingly never ending list of things to see and do. With its large student population, the city has an impressive talent pool, meaning businesses can rely on the future generations to continue thriving.


















# BEST OF BRIGHTON

**#1**

Britain's best city by the sea
(Sunday Times Best Place to Live)



**14m+**

passenger entries and exits in 2022/23 from Brighton train station

**£7.1bn**

economy (2023)

**17,000**

businesses call Brighton their home (2023)

**450+**

food & drink spots
(Source: UberEats)






# PERFECTLY POSITIONED

A stone's throw from the station, Trafalgar Place has excellent connections to London and the South East.

| Train | Car | Plane* |
|---|---|---|
| Haywards Heath<br>20 mins | Gatwick Airport<br>35 mins<br>(27.5 miles) | Paris<br>1 hour |
| Gatwick Airport<br>29 mins | M25 (J8)<br>40 mins<br>(33 miles) | Berlin<br>2 hours |
| East Croydon<br>48 mins | Royal Tunbridge Wells<br>61 mins<br>(32 miles) | Madrid<br>2 hours 20 mins |
| London Victoria<br>60 mins | Central London<br>75 mins<br>(65 miles) | Dublin<br>1 hour 25 mins |
| London Bridge<br>60 mins | Heathrow Airport<br>80 mins<br>(65 miles) | Dubai<br>7 hours |
| | | New York<br>8 hours |

Source: GoogleMaps, CityMapper.
*from Gatwick Airport





# INVICTA

TRAFALGAR PLACE

A development by

Schroders

## GET IN TOUCH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