



LANCHESTER

TRAFALGAR PLACE



WELCOME TO LANCHESTER

Lanchester provides best-in-class workspace, at Brighton's premier office address, perfectly located close to the city's best amenities.



Royal Pavilion

The Lanes

Theatre Royal

Brighton Dome

North Laine

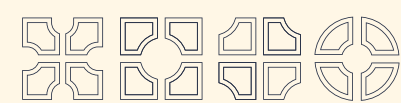
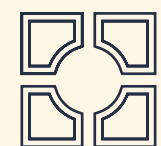
Churchill Square shopping centre

i360

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

LANCHESTER



A WARM WELCOME

The newly refurbished reception offers a welcoming entrance to the office spaces and central core, which includes two passenger lifts.



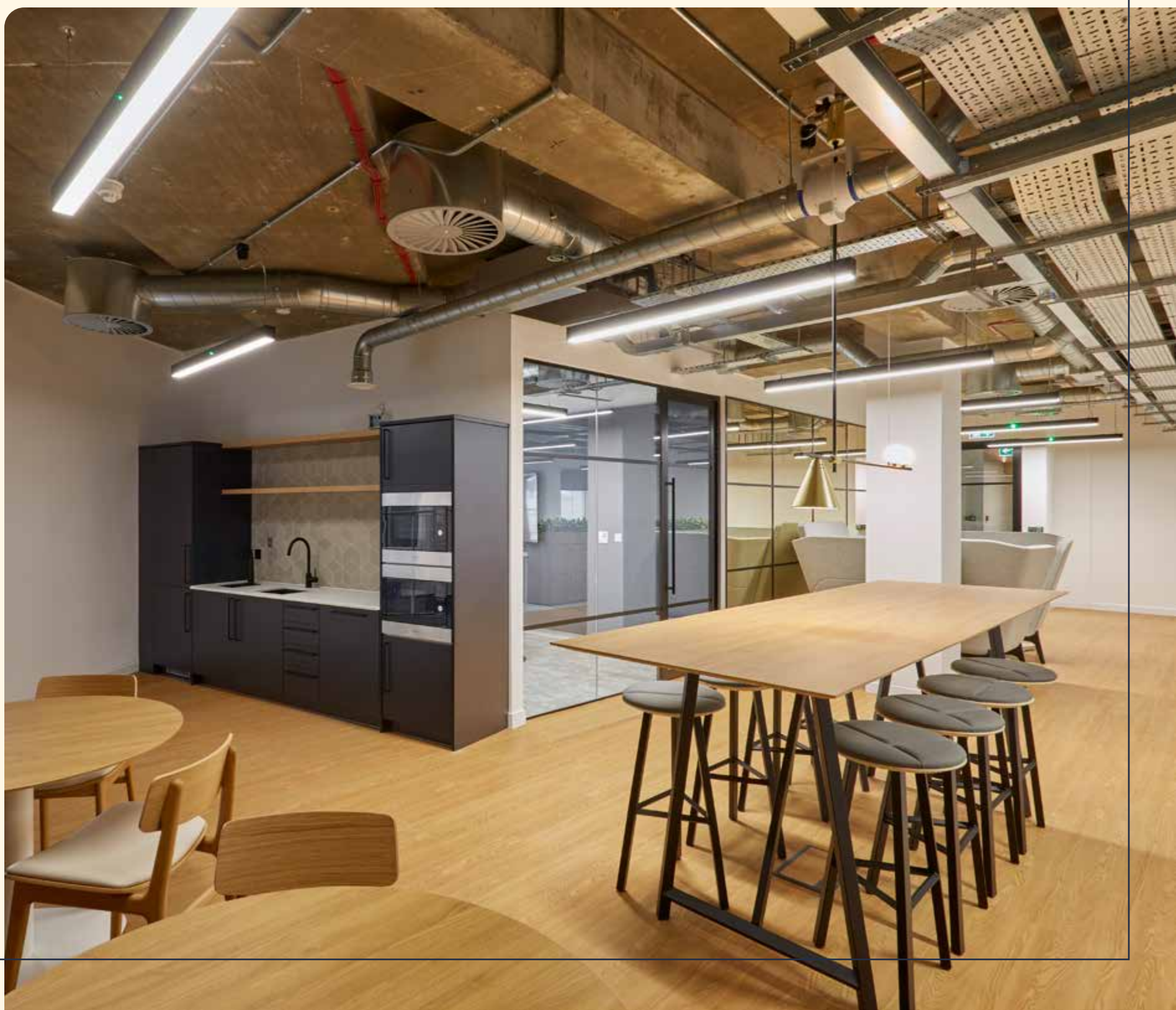
^ Fitted floor

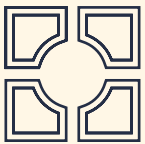
Explore a range of fitted options tailored to suit your unique business needs. Enjoy the convenience of plug & play office space, equipped with cutting edge technology as well as communal breakout space, perfectly suited for collaboration.

SPACE TO GROW

Elevate your workspace with our diverse range of fitted choices

∨ Communal/breakout space





AVAILABILITY

G

PLUG & PLAY

SUITE 1

3,584 sq ft (333 sq m)

SUITE 2

2,293 sq ft (213 sq m)

SUITE 3

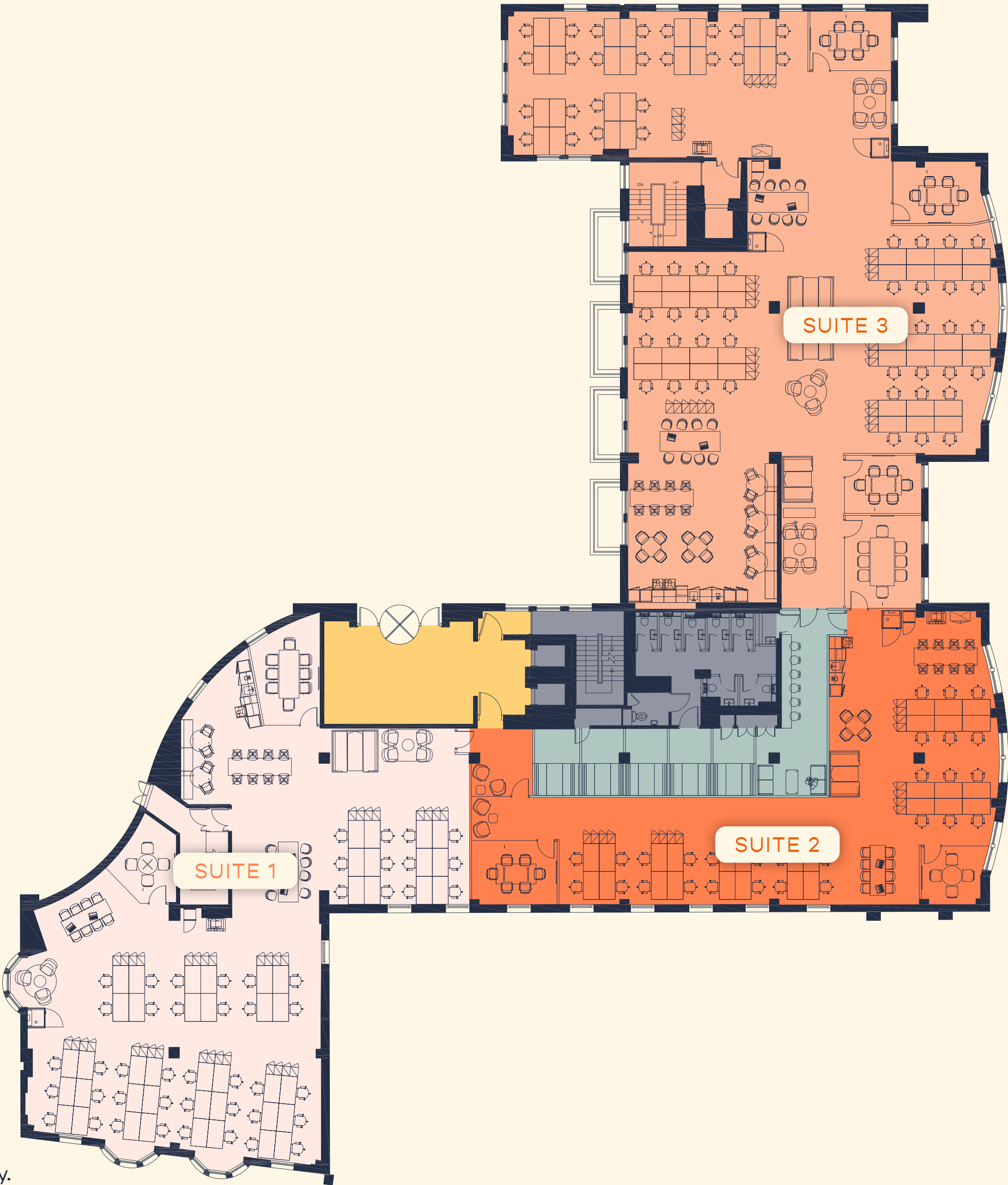
5,167 sq ft (480 sq m)



KEY

- Reception
- Breakout/communal
- Core

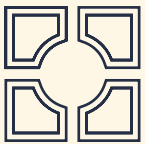
Plans not to scale. For indicative purposes only.



DESIGNED TO INSPIRE



Immerse yourself in an office space designed to inspire innovation and productivity.

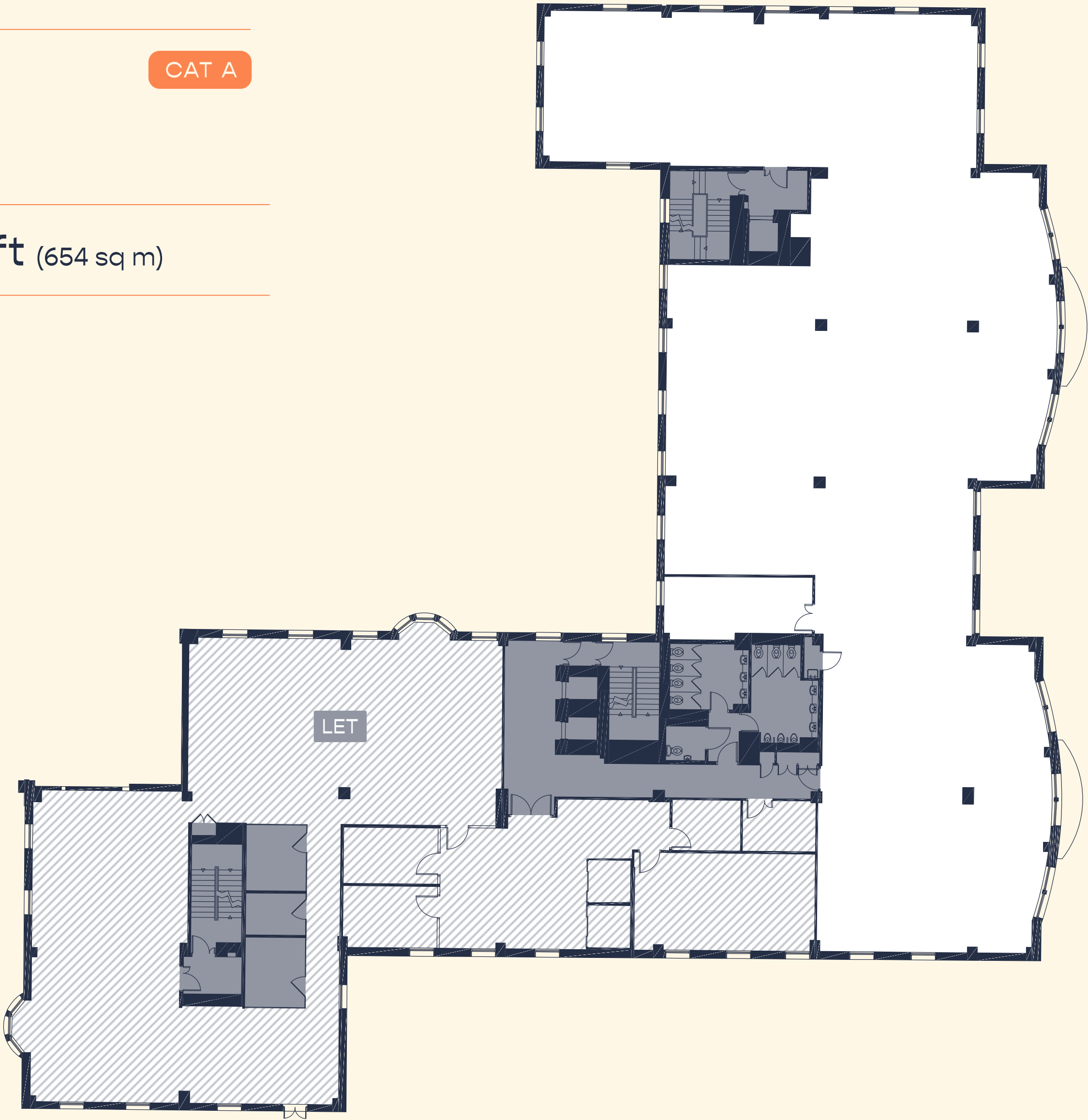


AVAILABILITY

3

CAT A

7,012 sq ft (654 sq m)



KEY

- Office
- Core
- Let



Plans not to scale. For indicative purposes only.



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

READY FOR THE FUTURE



SUSTAINABLE WELLBEING

The BREEAM logo is enclosed in a white circle. It features the word "BREEAM" in a bold, sans-serif font, with a registered trademark symbol (®) to its upper right.

BREEAM®

BREEAM
Very Good

The Fitwel logo is enclosed in a white circle. It features a stylized bar chart icon to the left of the word "fitwel" in a lowercase, sans-serif font, with a registered trademark symbol (®) to its upper right.

fitwel®

Fitwel
2 Star

The AirRated logo is enclosed in a white circle. It features the word "AirRated" in a sans-serif font.

AirRated

AirRated
Certified



ActiveScore
Gold Award



EPC
B 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



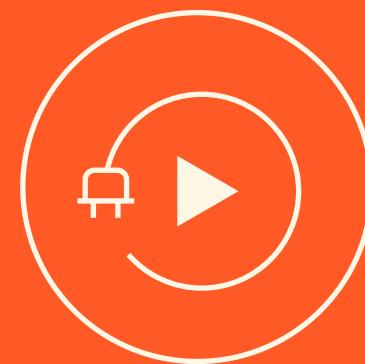
Exposed
services



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



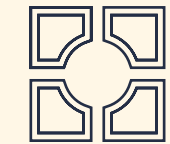
THE LOCATION

LANCHESTER

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 20 mins	✈ Gatwick Airport 35 mins (27.5 miles)	Paris 1 hour
✈ Gatwick Airport 29 mins	M25 (J8) 40 mins (33 miles)	Berlin 2 hours
East Croydon 48 mins	Royal Tunbridge Wells 61 mins (32 miles)	Madrid 2 hours 20 mins
London Victoria 60 mins	Central London 75 mins (65 miles)	Dublin 1 hour 25 mins
London Bridge 60 mins	✈ Heathrow Airport 80 mins (65 miles)	Dubai 7 hours
		New York 8 hours

Source: GoogleMaps, CityMapper.
*from Gatwick Airport

LANCHESTER

TRAFALGAR PLACE

GET IN TOUCH

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The SHW logo consists of the letters 'SHW' in a bold, white, sans-serif font, positioned within a white trapezoidal shape that tapers to the right.

A development by

Schroders

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