

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

Brighton Dome

North Laine

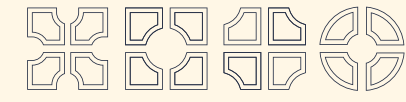
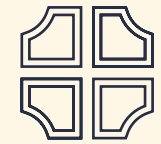
Churchill Square shopping centre

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

INVICTA



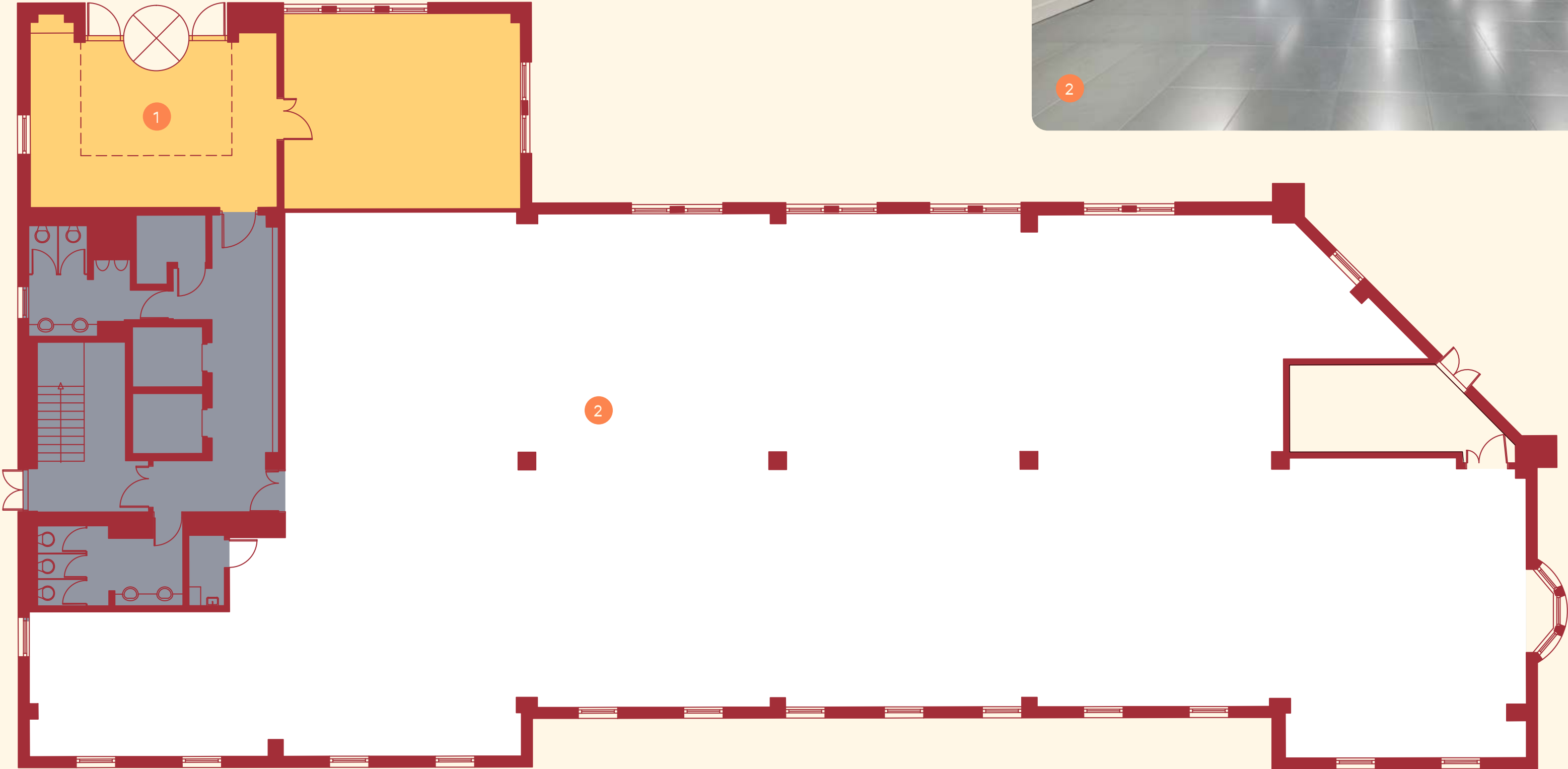


AVAILABILITY

G

CAT A

6,161 sq ft (572.3 sq m)



KEY

- Reception
- Office
- Core



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

The BREEAM logo is enclosed in a thin white circle. It features the word "BREEAM" in a bold, sans-serif font, followed by a registered trademark symbol (®).

BREEAM®

BREEAM
Very Good

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

fitwel®

Fitwel
2 Star

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

AirRated

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



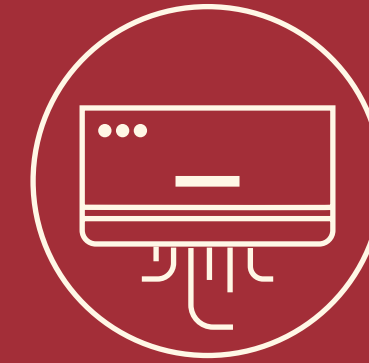
Gym with 24/7
key card access



Reception with
concierge



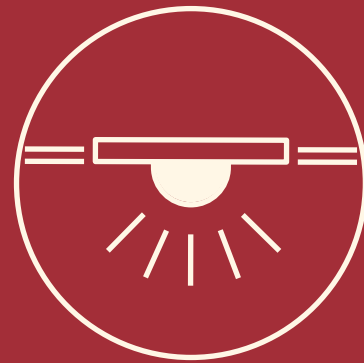
Shower & changing
facilities



New Air VRV
air conditioning



Secure cycle
storage



LED lighting



Exposed
services



Fully accessible
raised floors



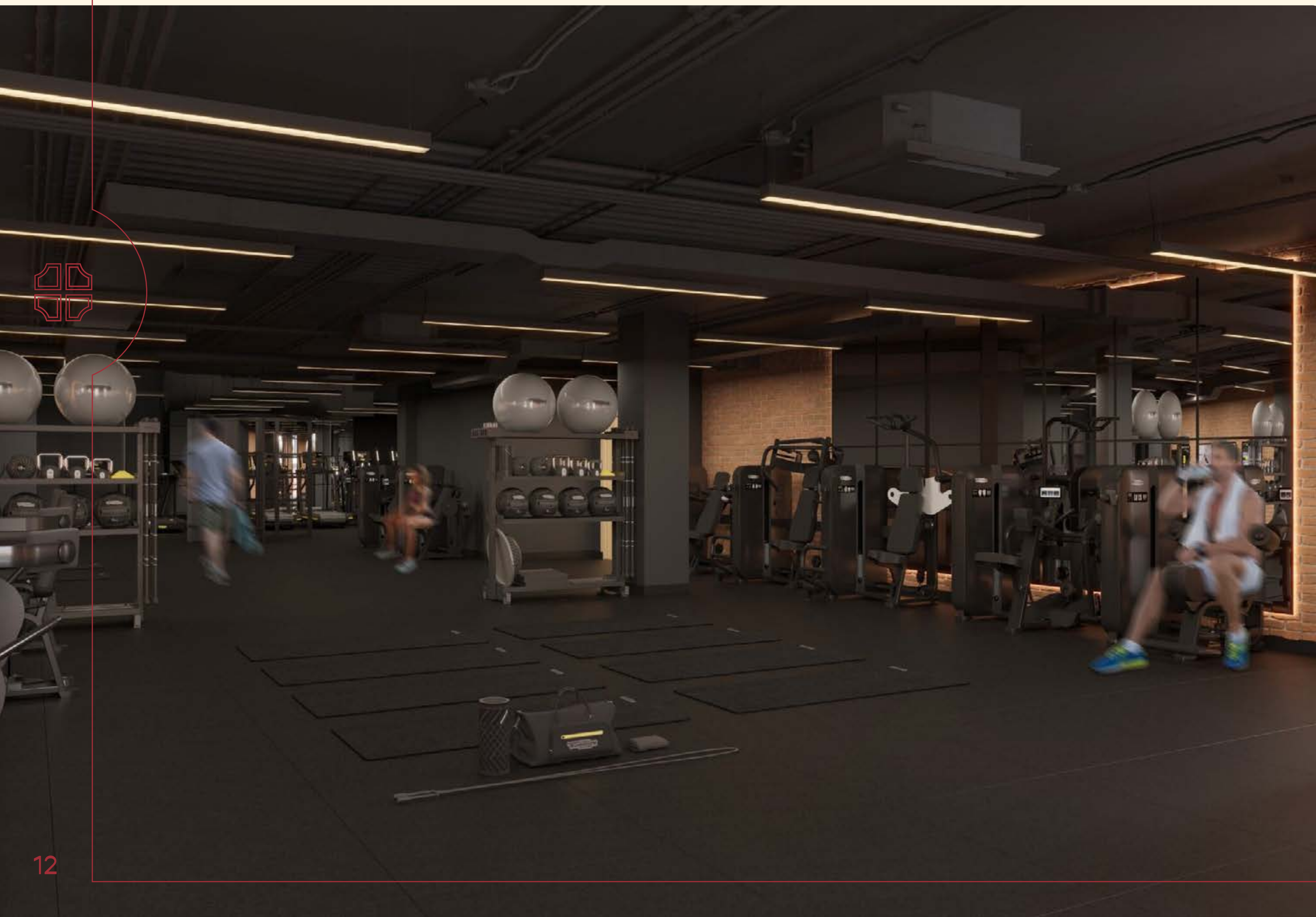
Secure basement
parking



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

INVICTA

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

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TRAFALGAR PLACE

A development by

Schroders

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The SHW logo consists of the letters 'SHW' in a bold, white, sans-serif font, positioned within a dark red trapezoidal shape that tapers to the right.The savills logo features the word 'savills' in a lowercase, white, serif font, centered within a dark red square.

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