

# 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

The Old Steine

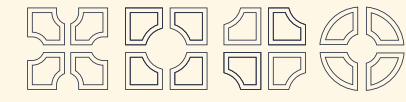
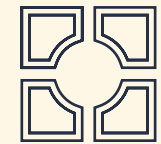
  
**TRAFALGAR  
PLACE**  
BRIGHTON

Churchill Square  
shopping centre

i360

 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.





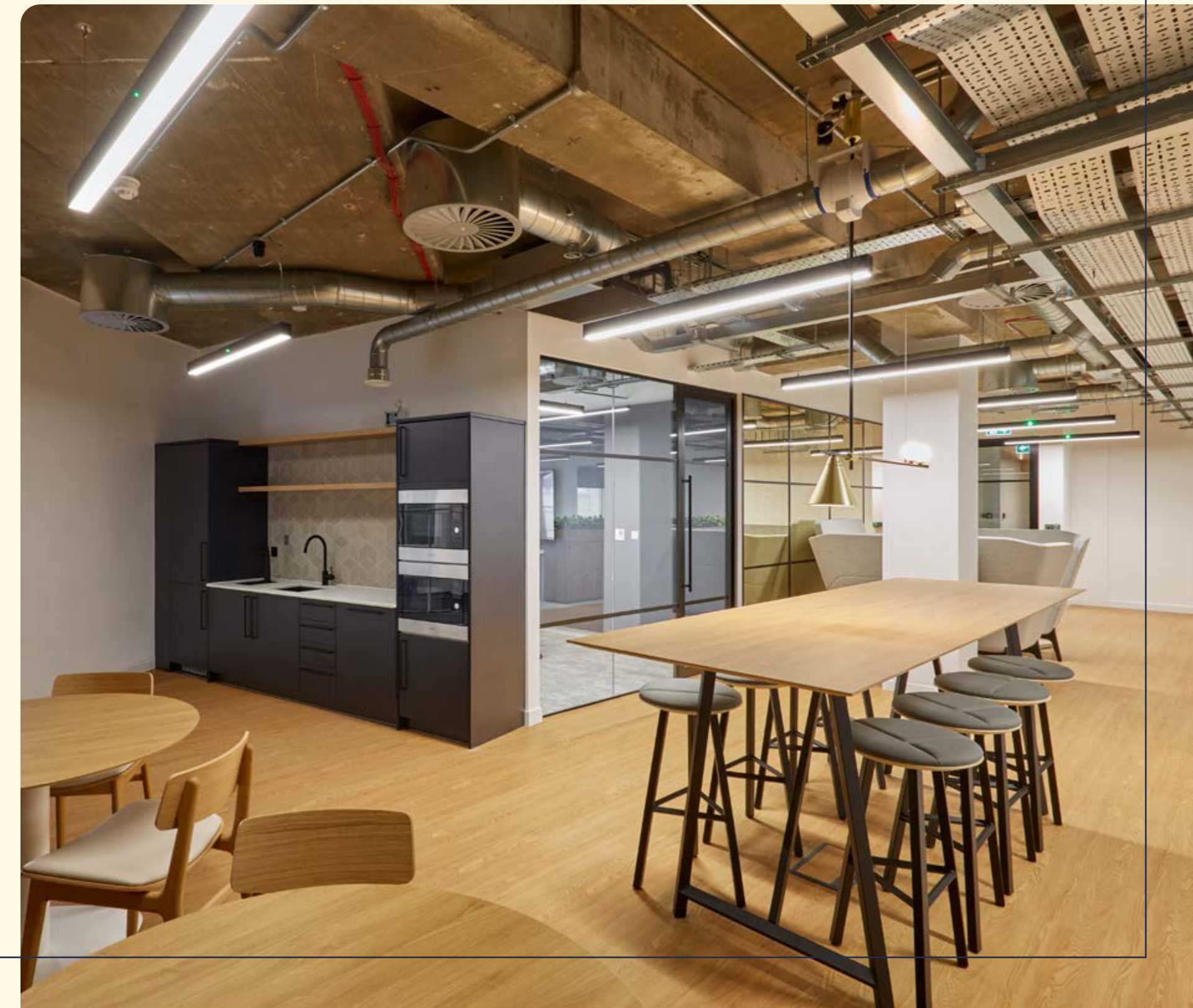
^ Fitted floor

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

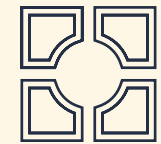
3,584 sq ft (333 sq m)

SUITE 2

2,293 sq ft (213 sq m)

SUITE 3

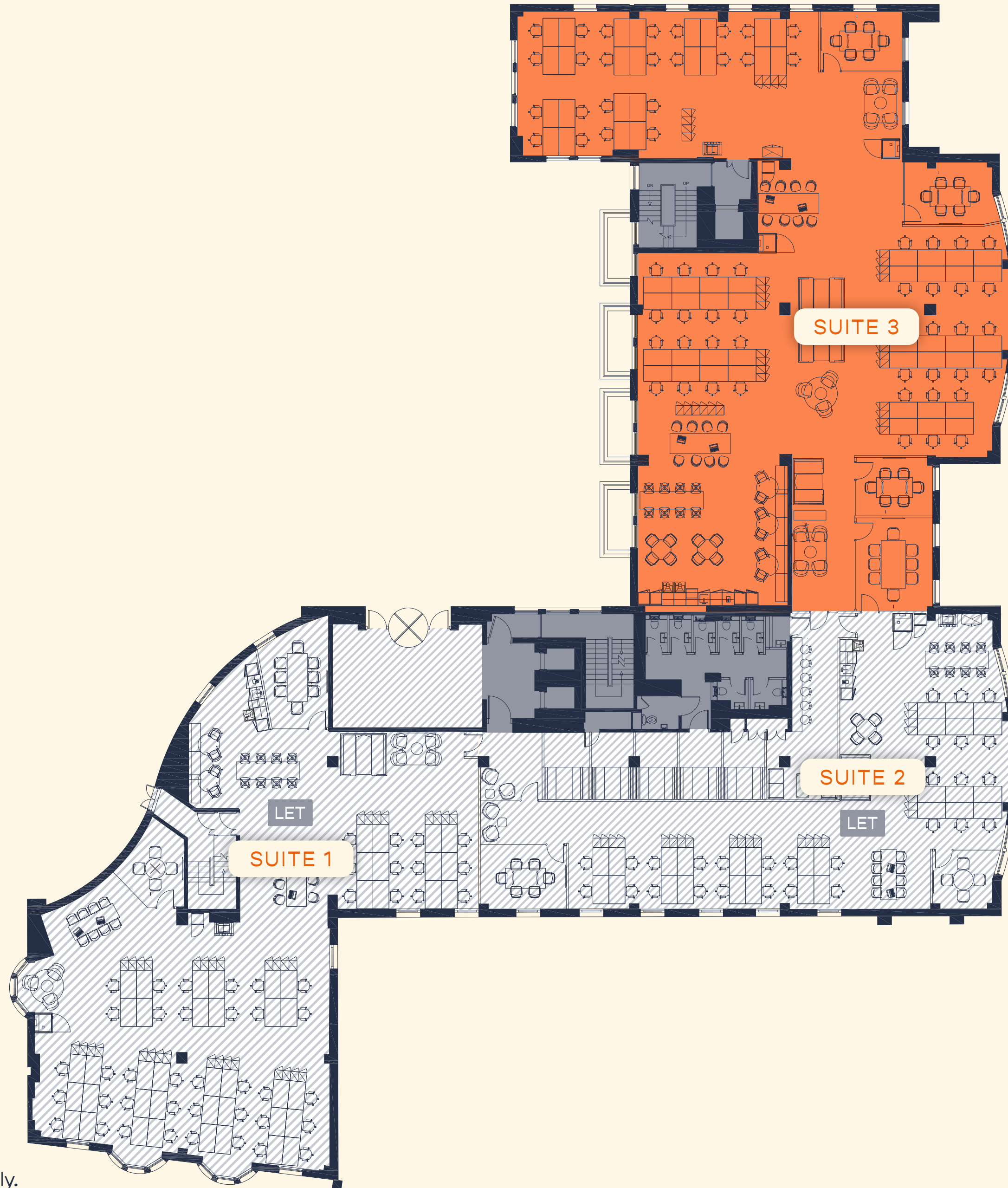
5,167 sq ft (480 sq m)



KEY

-  Office
-  Core
-  Let

Plans not to scale. For indicative purposes only.





# DESIGNED TO INSPIRE



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

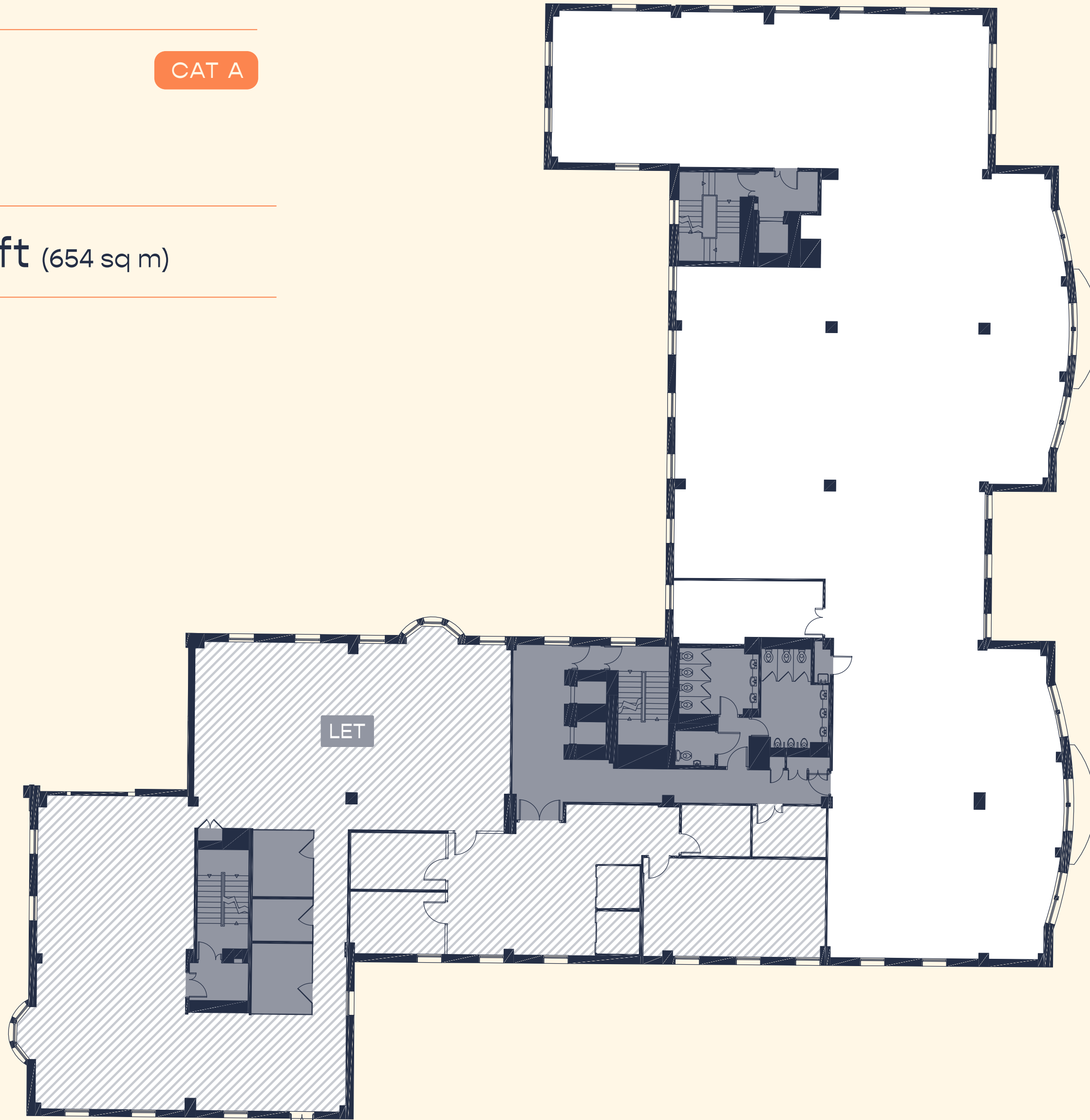


# AVAILABILITY

# 3

CAT A

7,012 sq ft (654 sq m)



- KEY
- Office
  - Core
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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



**BREEAM<sup>®</sup>**

**BREEAM**  
Very Good



**fitwel<sup>®</sup>**

**Fitwel**  
2 Star



**AirRated**

**AirRated**  
Certified



**ACTIVE  
SCORE**

**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



# 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

LANCHESTER



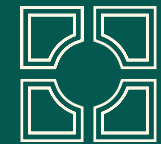
# LOVE WHERE YOU WORK

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)

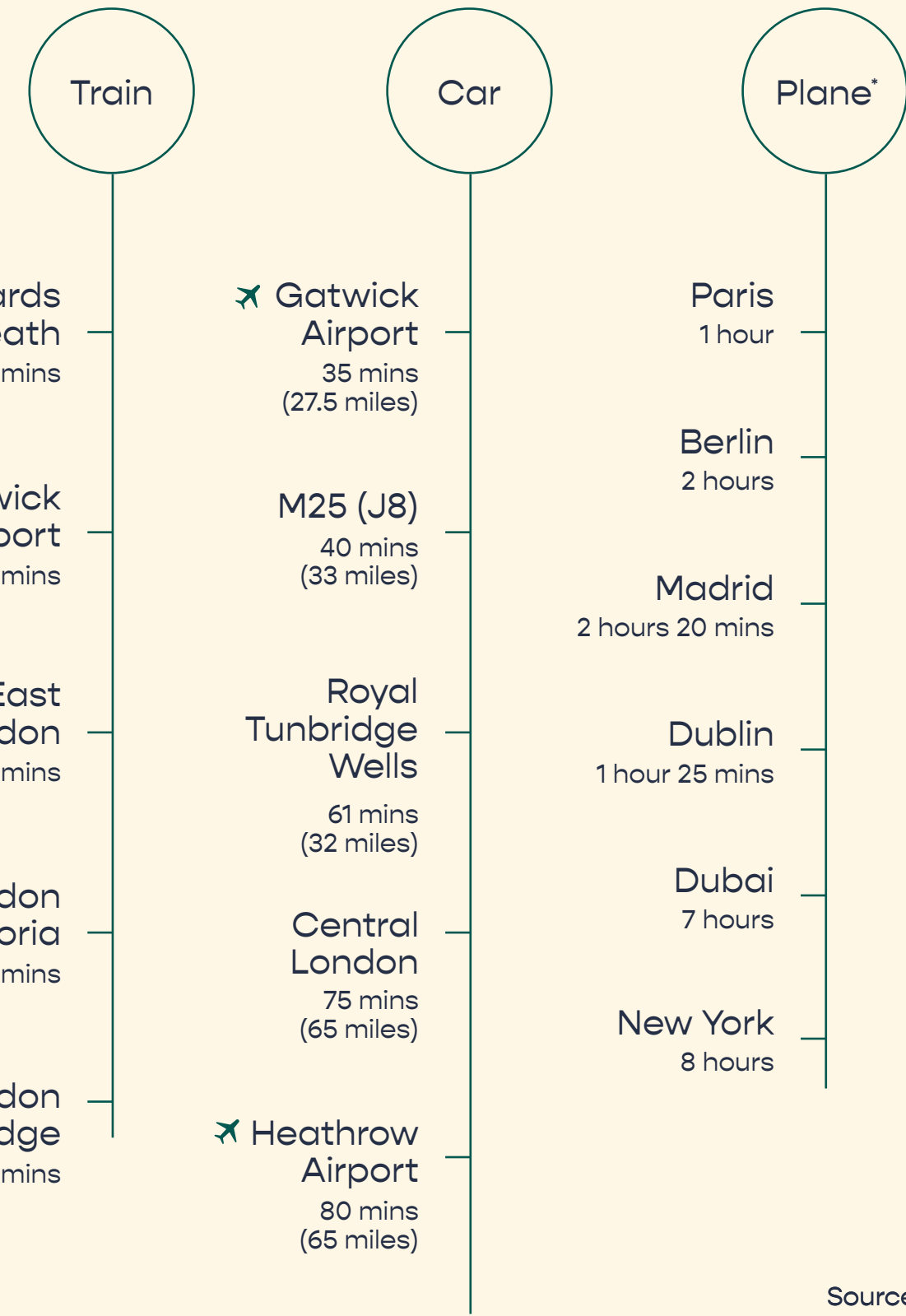






# PERFECTLY POSITIONED

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



Source: GoogleMaps, CityMapper.  
\*from Gatwick Airport



# LANCHESTER

TRAFALGAR PLACE

A development by

**Schroders**

## GET IN TOUCH

**James Bryant**

[jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)

t: 01273 876252

m: 07947 373875

**Holly Purvis**

[holly.purvis@savills.com](mailto:holly.purvis@savills.com)

m: 07977 371475

**Emma Ormiston**

[eormiston@shw.co.uk](mailto:eormiston@shw.co.uk)

t: 01273 876203

m: 07947 373565

**Pip Edwards**

[pip.edwards@savills.com](mailto:pip.edwards@savills.com)

m: 07816 184021



**SHW**



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