

OFFICE  
AT  
CIRCUS  
ST

Brighton BN2

## Welcome to the Circus

Before your very eyes, Brighton's disused municipal market is being transformed into a vibrant new quarter for the city. At its centre, the Office at Circus Street is set to become home to the region's leading businesses.

Marvel at the quality of the accommodation.  
Wonder at the digital and physical connectivity.  
Enjoy the culture and the quality of life.

May we present to you, the Office at Circus Street.



# Life by the Sea

## 1 Centre of Attention

Brighton's leisure, retail, creative and digital sectors keep the local unemployment rate way below the UK average (0.9% in December 2017, compared with 4% nationally).

## 2 Better by Degrees

Brighton has not just one but two internationally-renowned universities, Sussex and Brighton, with around 36,000 students and 8,000 postgraduates between them.

## 3 Digital Divide

Brighton's digital businesses contribute over £1bn per annum to the local economy, and is the first city in the UK to test bed the ultra fast 5G.

## 4 City of Smiles

Brighton was voted as the 'Happiest City' in the UK in a survey taken by OnePoll in June 2017.





## 5 **Smart Cookies**

The percentage of graduates is already 30% higher than the national average, and provide the city with a rich pool of young, skilled labour.

## 6 **There in a Flash**

Reach London by train in 50 minutes, or London Gatwick Airport in 23 minutes. It's just 70 miles to London Heathrow Airport and 100 miles to the Channel Tunnel.

## 7 **Self-Starters Welcome**

The city is a magnet for innovative micro, small and medium-sized businesses, and TMT firms such as Unity Technologies, Jellyfish, Brandwatch, Riot Games & iCrossing.

## 8 **Boardroom Blitz**

Legal & General, BUPA International, EDF Energy, Mott MacDonald and the city's largest employer, American Express, whose European HQ is next door to Circus Street, are all based in Brighton.



Brighton Pier

American Express HQ

Edward Street Quarter Development

The Lanes

Royal Pavillion & The Dome

Churchill Square Shopping Centre

OFFICE AT CIRCUS ST

Sovereign House

Valley Gardens Scheme

North Laine Shopping

Trafalgar Place

The Brinell Building Development

New England Quarter

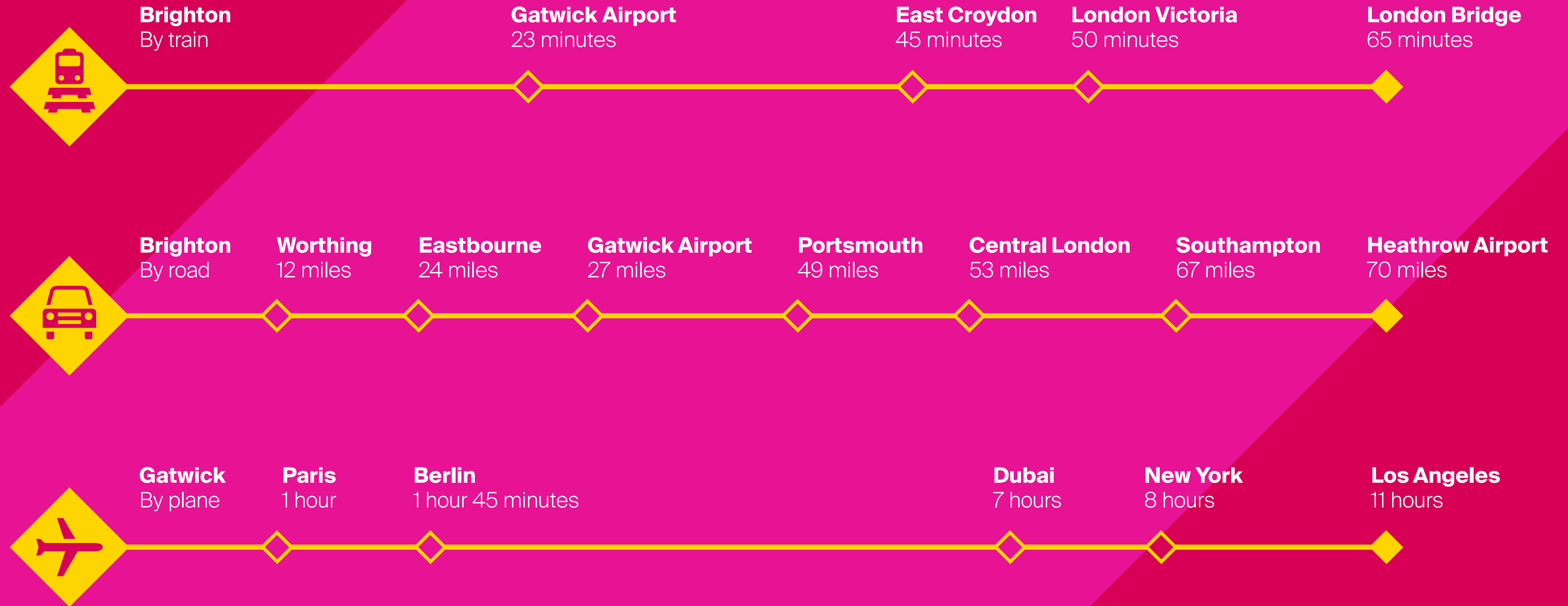
Brighton Station

# Area Map

Circus Street is just a pebble's throw away from all of the action in central Brighton – the North Laine area, Brighton Dome, the Lanes and the seafront – and a 10-minute stroll from the station, with its high-speed connections to London and Gatwick.



# Brighton Connected



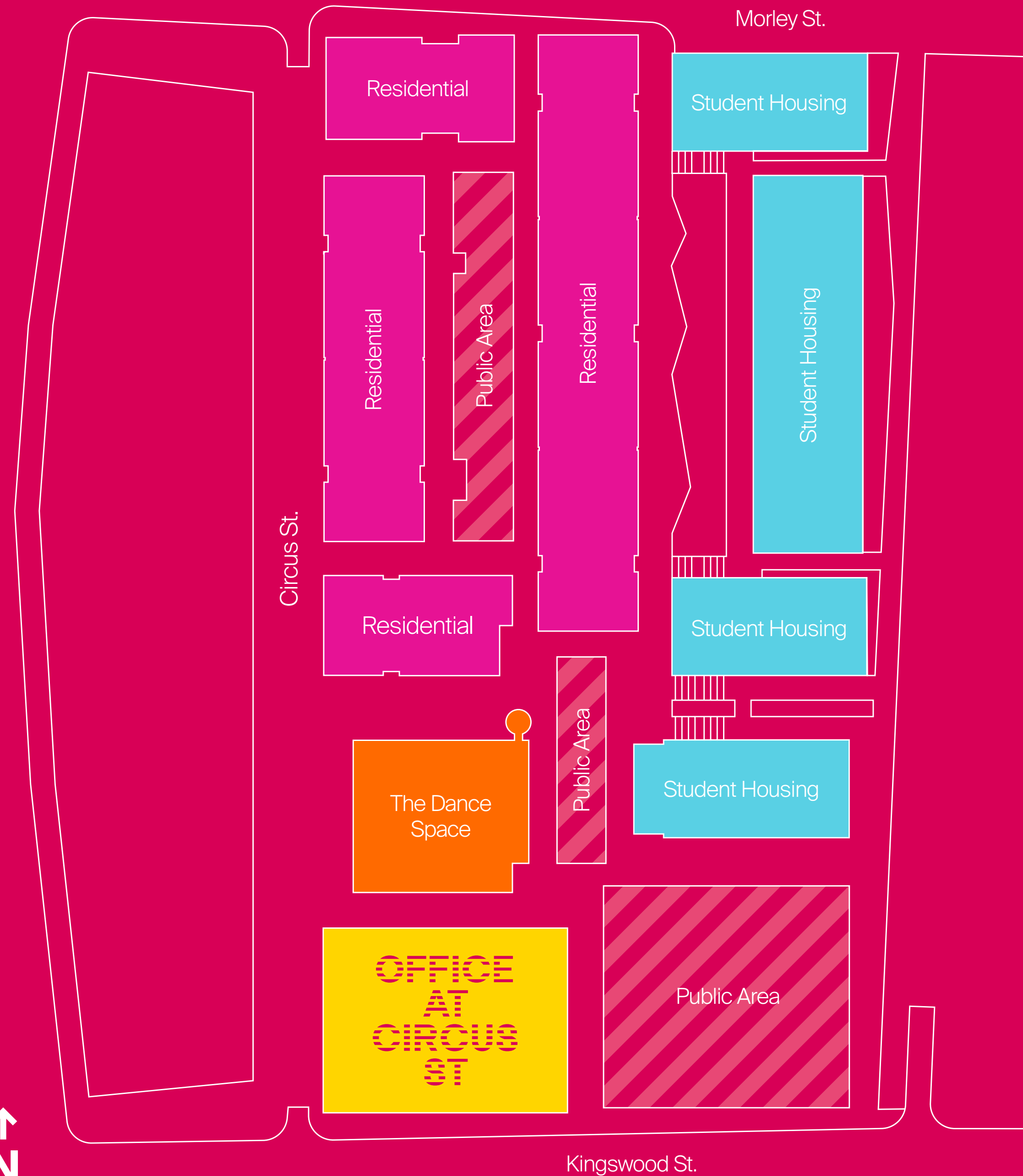
# Your Neighbours

The Office at Circus Street is part of a much bigger, brand new quarter right in the heart of historic Brighton.

Also on the bill are new, buzzing public spaces, cafés, shops and pop-ups, homes and managed student accommodation, and The Dance Space, a colourful, collaborative new home for South East Dance.

## Expected Completions

Space	Date
Student Housing	May 2019
Residential	March–October 2019
The Dance Space	August 2019
Office Space	March 2020



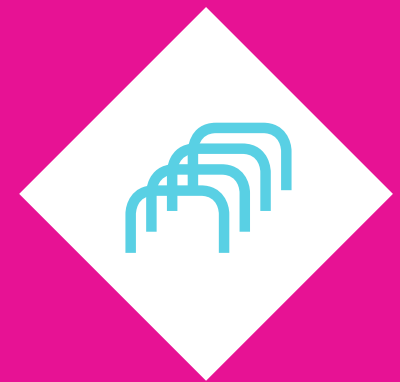


# Office Overview



## Grade A Workspace

Tall windows, high ceilings, no-compromise workspaces.



## Rack 'Em Up

Internal cycle storage spaces mean bikes are safe and sound.



## Get Fresh

Early start? Late finish? Use the showers and changing rooms to revive the body beautiful.



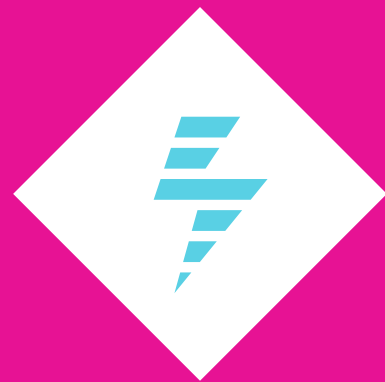
## Scale Up

There's approximately 5,000 sq ft of space on each of the six main office floors. Stretch out, grow your business.



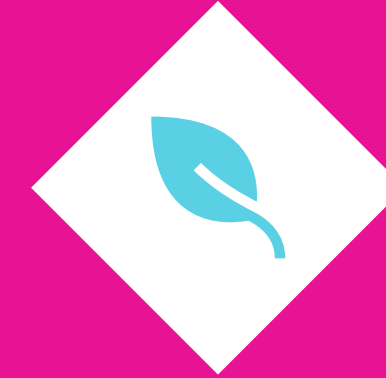
## Go Underground

Leave your car in one of 17 secure parking spaces.



## Plugged In

Prime position in Brighton's brightest new neighbourhood, alongside South East Dance, start-ups, pop-ups and university students.



## BREEAM 'Excellent'

Among the leading buildings for low-impact materials, land use, energy consumption and waste recycling.

# Office Space

Simple and smart. Uncomplicated floor plans maximise the usable space on each level. Above the ground floor reception and retail space are six levels of top-quality contemporary office space, including a fully-glazed penthouse office with a wrap-around terrace.

Floor	Sq m	Sq ft
<b>Sixth</b>	352	3,784
<b>Fifth</b>	482	5,186
<b>Fourth</b>	482	5,186
<b>Third</b>	482	5,186
<b>Second</b>	482	5,186
<b>First</b>	482	5,186
<b>Reception</b>	58	624
<b>Ground (Retail)</b>	223	2,402
<b>Total Building</b>	<b>3,042</b>	<b>32,742</b>
<b>Total Office Space</b>	<b>2,761</b>	<b>29,716</b>

Note: Areas are IPMS 3 approximate, measured in accordance with the RICS property measurement professional statement (1st edition, May 2015).

## Outline Specification

Occupational Density	<ul style="list-style-type: none"><li>◆ 1 person per 8 sq m (floors 1-5)</li><li>◆ 1 person per 10 sq m (floor 6)</li></ul>
Floor to Ceiling	<ul style="list-style-type: none"><li>◆ 3,250mm (floors 1-5)</li><li>◆ Up to 4,750mm (floor 6)</li></ul>
Services	<ul style="list-style-type: none"><li>◆ Ceiling mounted services designed to be exposed</li></ul>
Raised Access Floors	<ul style="list-style-type: none"><li>◆ Metal raised access floor with 150mm floor void</li></ul>
Security	<ul style="list-style-type: none"><li>◆ Access control to external doors and office floors</li></ul>
Office Lighting	<ul style="list-style-type: none"><li>◆ High efficiency LED lamp sources</li><li>◆ PIR detection and DALI dimmable controls</li></ul>
Lifts	<ul style="list-style-type: none"><li>◆ 2 x 13-person passenger lifts</li></ul>
Air Conditioning	<ul style="list-style-type: none"><li>◆ Comfort cooling with VRF fan coil units</li></ul>
Toilets	<ul style="list-style-type: none"><li>◆ Superloos (5 per typical floor, 2 on the 6th floor)</li></ul>
Shower Provision	<ul style="list-style-type: none"><li>◆ 2 x shower and changing facilities at ground level</li><li>◆ 1 x fully accessible wet room at ground level</li></ul>
Terrace	<ul style="list-style-type: none"><li>◆ 6th floor wrap-around terrace with city &amp; sea views</li></ul>
Parking	<ul style="list-style-type: none"><li>◆ 17 car parking spaces in secure undercroft car park</li></ul>
Cycle Storage	<ul style="list-style-type: none"><li>◆ Cycle store to be fitter with 17 stainless steel Sheffield Stands</li></ul>

## Environmental Credentials

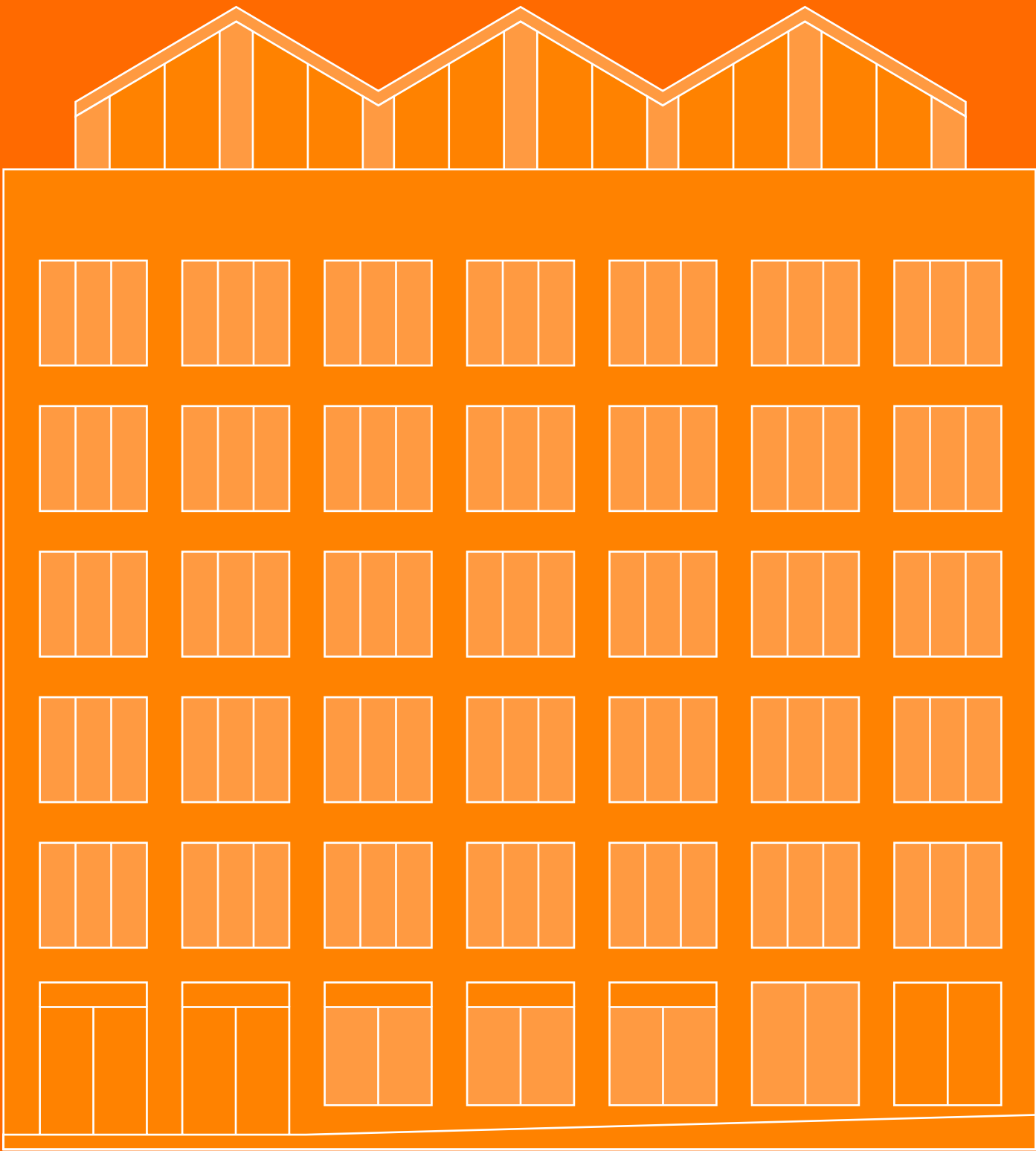
Target BREEAM 'Excellent'  
Target EPC B rating  
Energy efficient LED lighting throughout  
Secure internal cycle spaces  
Further external cycle spaces throughout the scheme  
3 shower rooms, changing facilities and locker room

# The Building

Penthouse Office

Office Spaces

Ground Floor



## Ground Floor

Retail – 2,402 sq ft (223 sq m)

Reception – 624 sq ft (58 sq m)

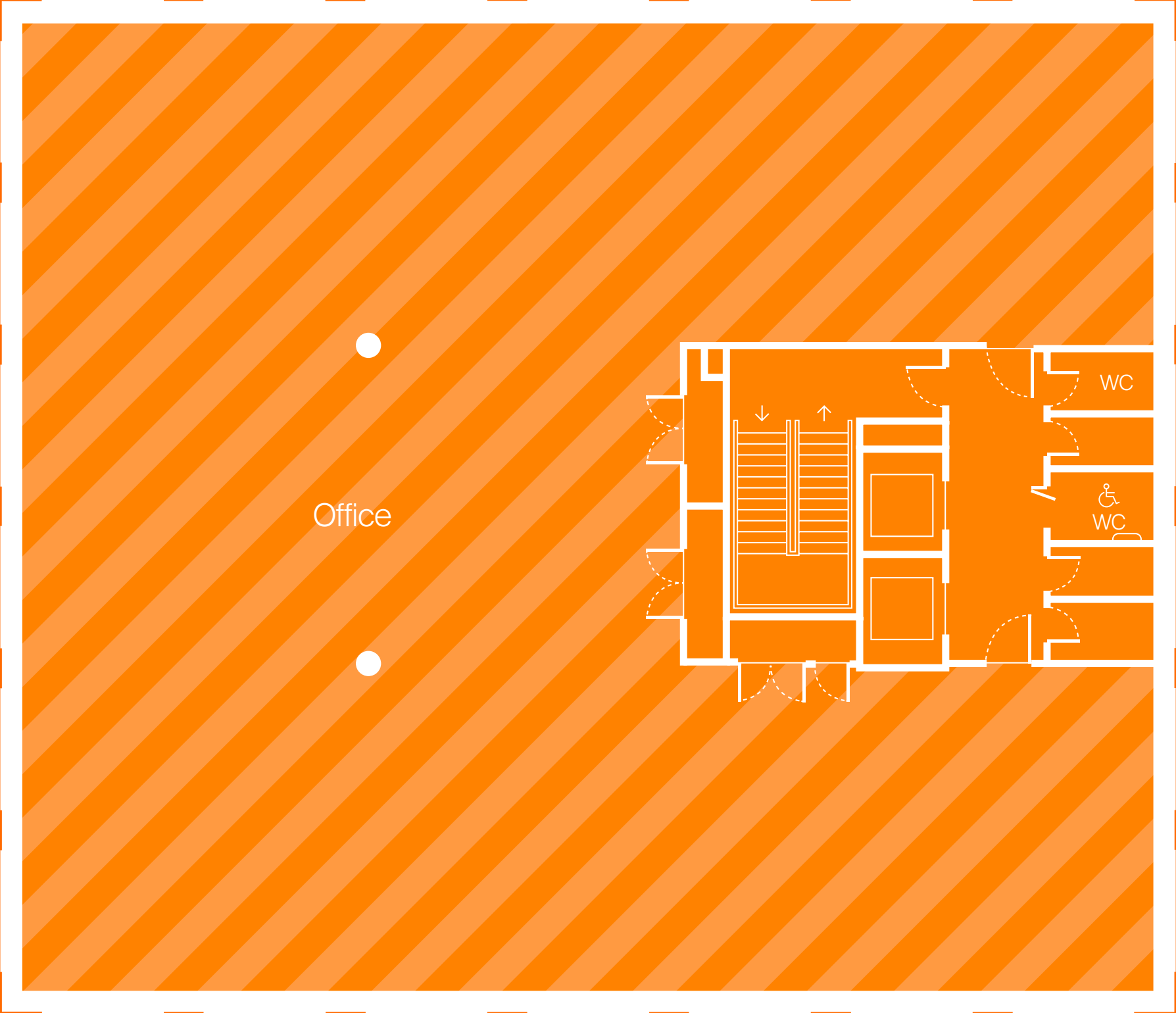


Any floorplans shown are for guidance only.

# Floor Plans

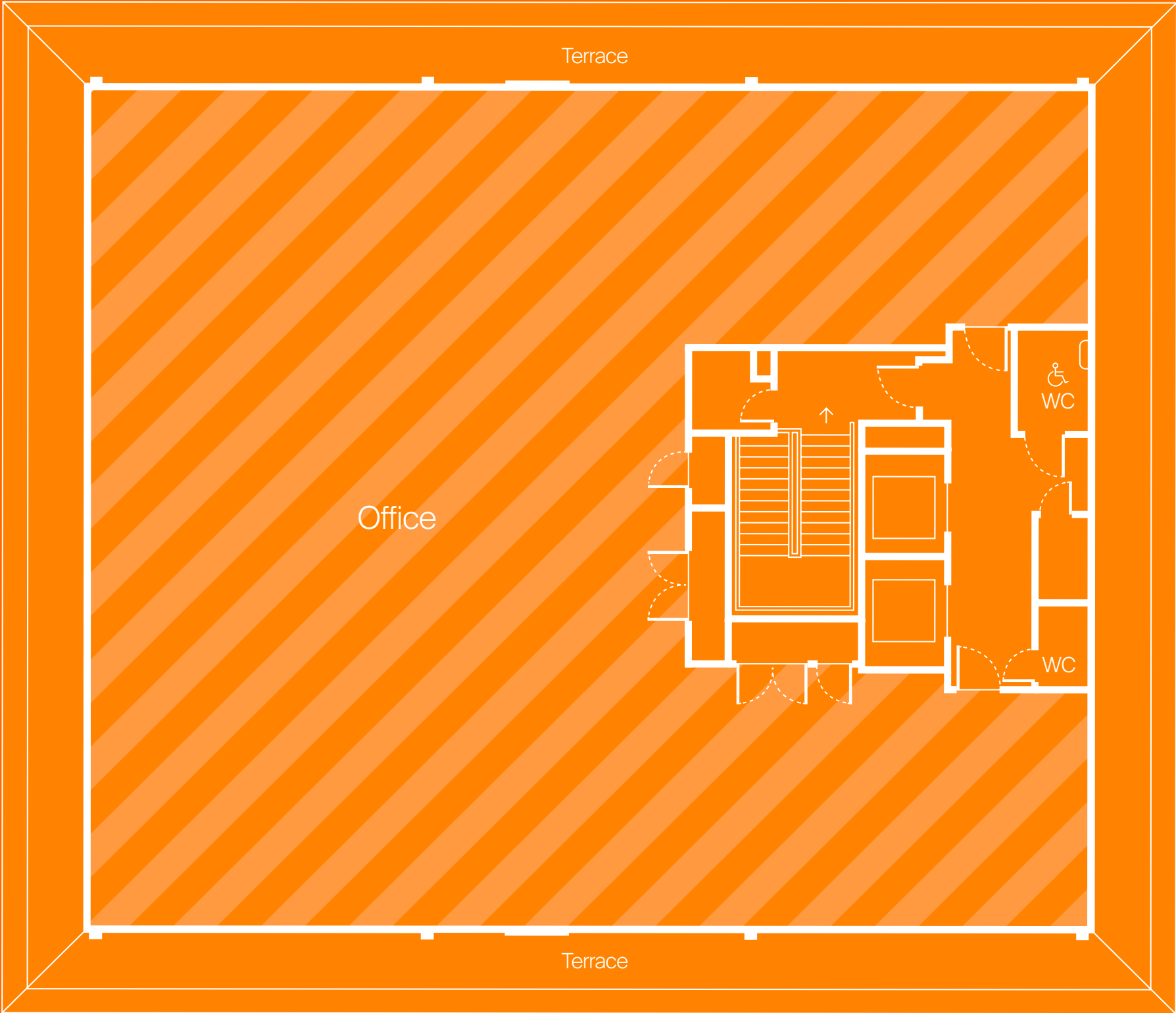
## Typical Floor

5,186 sq ft (482 sq m)



## Sixth Floor

3,784 sq ft (352 sq m)



Any floorplans shown are for guidance only.

# Brought to you by



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We don't believe in a short-term approach to investment. We involve ourselves in long-term projects that offer a human dimension, investing in assets that will be needed by the UK for many years to come, such as hospitals, schools, student accommodation, energy generation and other assets of the UK's social and economic infrastructure.

Our infrastructure investments are generally underpinned by obligations of UK central and local government and always by long term predictable, contracted income, while our student accommodation investments generate non-correlated counter-cyclical income and are supported by the stable long term demand for UK higher education facilities.

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The information contained in this brochure is for general guidance only and is not to be treated as statements of fact. Details correct at November 2018.