

One Gloucester Place Brighton

19,032 sq ft
of Grade A
office space to let

Vibrant offices in the heart of Brighton



One Gloucester Place has been comprehensively refurbished to offer 19,032 sq ft of CAT A and fully fitted workspace.

It features a contemporary new reception inspired by the colourful work of local artist Lois O'Hara, as well as excellent end-of-journey facilities.

- 1 Building exterior
- 2 Reception
- 3 Adjacent Valley Gardens

Art-inspired highly specified workspace



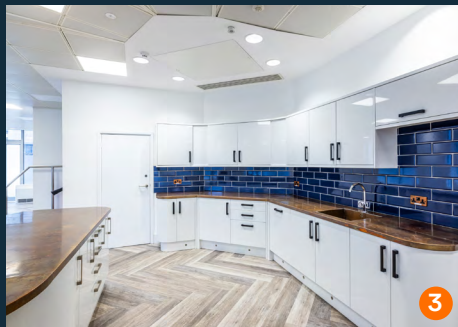
1



2



4



3

- 1 Ground floor offices
- 2 Ground floor WCs
- 3 Ground floor kitchenette
- 4 Ground floor offices

Specification



Newly refurbished common areas



Plug & play ground floor



Welcoming, manned reception



Showers and bike racks



Underground car park



Amongst amenities of North Laine



Ground floor fitted with Backbone Connect



5 minutes walk to train station

Future Green Credentials



New electric air source heat pump system



PV panels & wind turbines on the roof



More efficient air-handling units



Power consumption reduced to 70kWh/m²

The building will incorporate a number of energy savings subject to application approval.

The heating and ventilation systems will be upgraded to eradicate fossil fuels and renewable energy will be used to reduce power consumption in line with UK Green Building Council targets for 2030.



Landlord's ESG strategy

RLAM is a leading global active asset manager that puts clients at the heart of what they do.

RLAM is also the UK's largest mutually owned Pension and Investment fund and a Responsible Investor. Their property's focus on sustainability and have committed to achieving Net Zero Carbon emissions by 2030 as well as maintaining their Responsible Property Investment strategy goals.



£150 billion assets under management



Committed to responsible investing



Est. 1988 – Part of the Royal London Group





Accommodation

Floor	Condition	Sq Ft	Sq M
Second	CAT A	7,213	670
First	CAT A	7,213	670
Ground	Fitted	4,606	428
Total		19,032	1,768



Your business your way with a choice of bright and modern new workspace.

The Ground Floor is fully fitted with a contemporary finish, whilst the First & Second Floors provide a versatile blank canvas in CAT A condition.

1 Fitted ground floor

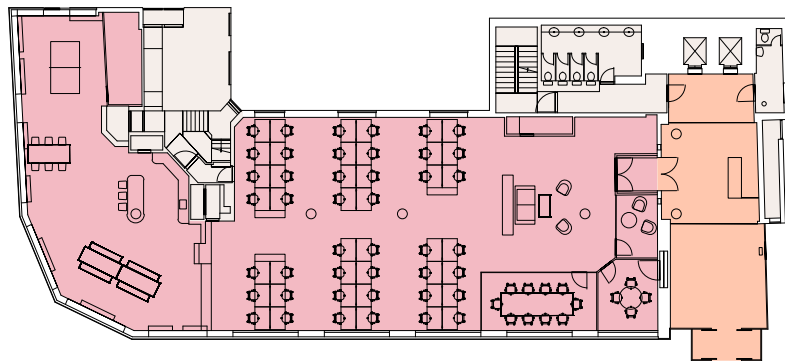
2 CAT A second floor

Bright floors with garden views



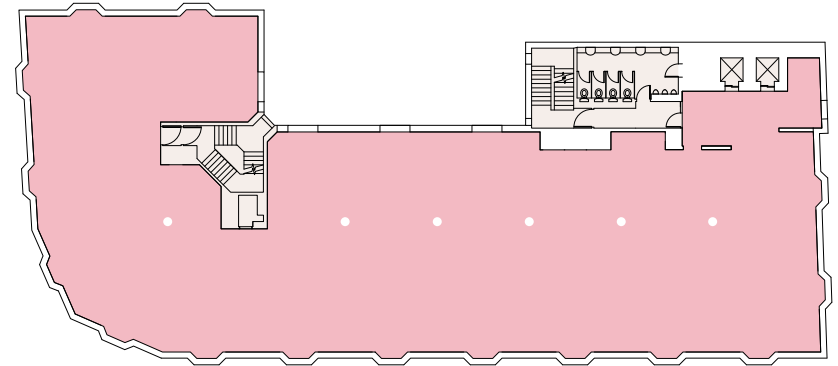
Ground Floor Space Plan 4,606 Sq Ft / 428 Sq M

Workstations	44	Teapoint	01
4 person meeting room	01	Breakout areas	01
10 person boardroom	01	Waiting area	01



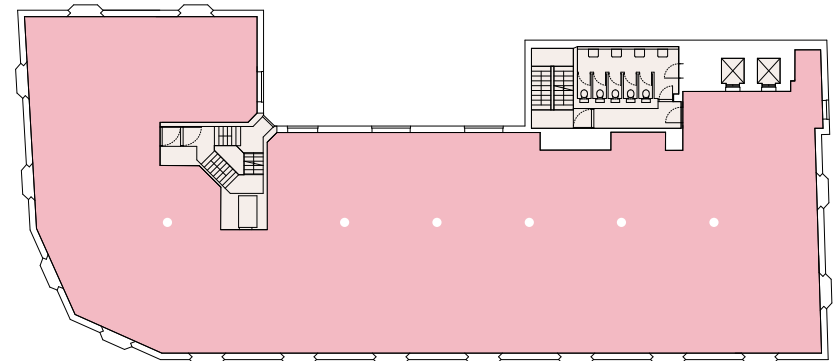
Gloucester Place

First Floor 7,213 Sq Ft / 670 Sq M




Gloucester Place

Second Floor 7,213 Sq Ft / 670 Sq M



Gloucester Place

 Floorplans not to scale. For indicative purposes only.

● Space ● Reception ● Core

A colourful neighbourhood rich in creativity

A bustling location moments from the beach and adjacent to the vibrant North Laines.

The building is less than a five-minute walk from the station, with an eclectic mix of restaurants, cafés and boutiques right on its doorstep.



Further information

Terms

Upon application.

Viewings

Strictly through the joint
sole letting agents.



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