

30,000 SQ FT | NEW BUILD OFFICES

50% PRE-LET  
TO CLOSE BROTHERS  
AND DMH STALLARD



THE  
PORTLAND  
BUILDING  
BRIGHTON

# THE PORTLAND BUILDING

**A brand new highly sustainable office building in the heart of Brighton**

The Portland Building provides 30,000 sq ft of modern Grade A office accommodation in the centre of Brighton, just a short walk from the station. Floorplates range from 6,000 to 9,000 sq ft providing high quality statement workspace, perfectly designed for established and growing businesses. Designed for the occupier, amenities include two roof terraces, cycle parking, a drying room and changing facilities.

Sustainability is at the core of the buildings design, targeting RIBA Embodied Carbon 2030, Net Zero Carbon in operation, as well as BREEAM Excellent. Offering flexible and energy efficient accommodation, the building will complement modern environmentally conscious businesses, helping them to meet their personal sustainability goals.

The Portland Building is a unique opportunity to occupy a first-class office building where your staff can thrive and grow.



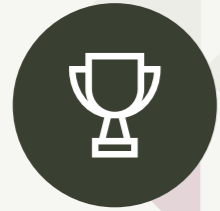
WiredScore Gold



EPC A



# THE BRIGHTON BRAND



## BRIGHT PEOPLE

Brighton's workforce ranks 5th in the country for qualifications behind Oxford, Cambridge, Edinburgh and London. The number of people with degree level qualifications is growing fast and is already 30% higher than the national figure. 46% of population have a degree or higher.



## BIG BUSINESS

Brighton is home to some of the world's most successful and innovative brands including American Express, Legal & General, BUPA International, EDF Energy, Octopus and Mott McDonald.



## THE LOCAL ECONOMY

Brighton is a key driver of the wider regional economy. It is an important employment hub and provider of skilled labour, where half of Brighton's residents are between 20-49 years of age, driving a young, dynamic workforce.



## TOP UNIVERSITIES

2 Internationally renowned Universities, Sussex and Brighton, providing 36,000 students, 8,000 postgraduates and over 5,000 international students.



## STRATEGIC ACCESS

Superb access to national and international markets with excellent connectivity. City of London within 50 minutes, London Gatwick Airport within 30 minutes, 70 miles from London Heathrow Airport and 100 miles from the Channel Tunnel.



## ENTREPRENEURIAL CULTURE

A sizeable and evident entrepreneurial spirit across a range of business and commercial sectors with a burgeoning TMT sector, evident from employers such as Unity Technologies, Jellyfish, Brandwatch, Riot Games and iCrossing among others. Most start-ups per capita in the country.



## THE DIGITAL ECONOMY

A state of the art 5G testbed has been set up in Brighton to help businesses across the UK develop new products and services. Situating the testbed in Brighton further enhances its growing international reputation for creativity and innovation, particularly in the digital sector which contributes over £1bn per annum to the city's economy.



## QUALITY OF LIFE

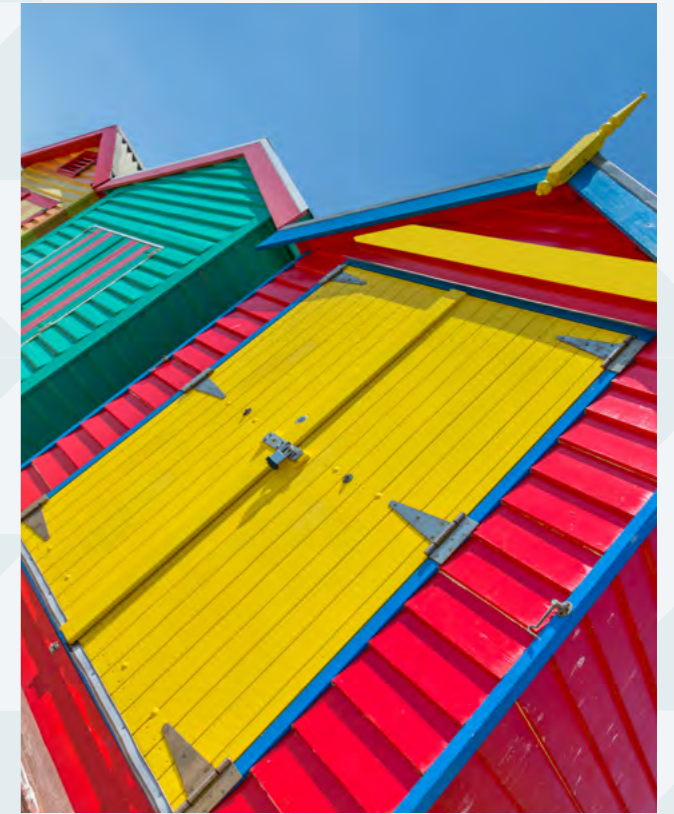
It's no surprise that Brighton is often voted as the "Happiest City in the UK" with over 400 independent shops, restaurants, bars and entertainment venues along North Laine, complimented by quality housing stock, excellent cultural and leisure facilities with the added benefit of the natural environment to the south and north.

# THE BRIGHTON VIBE

360  
CAFES

8

THEATRES



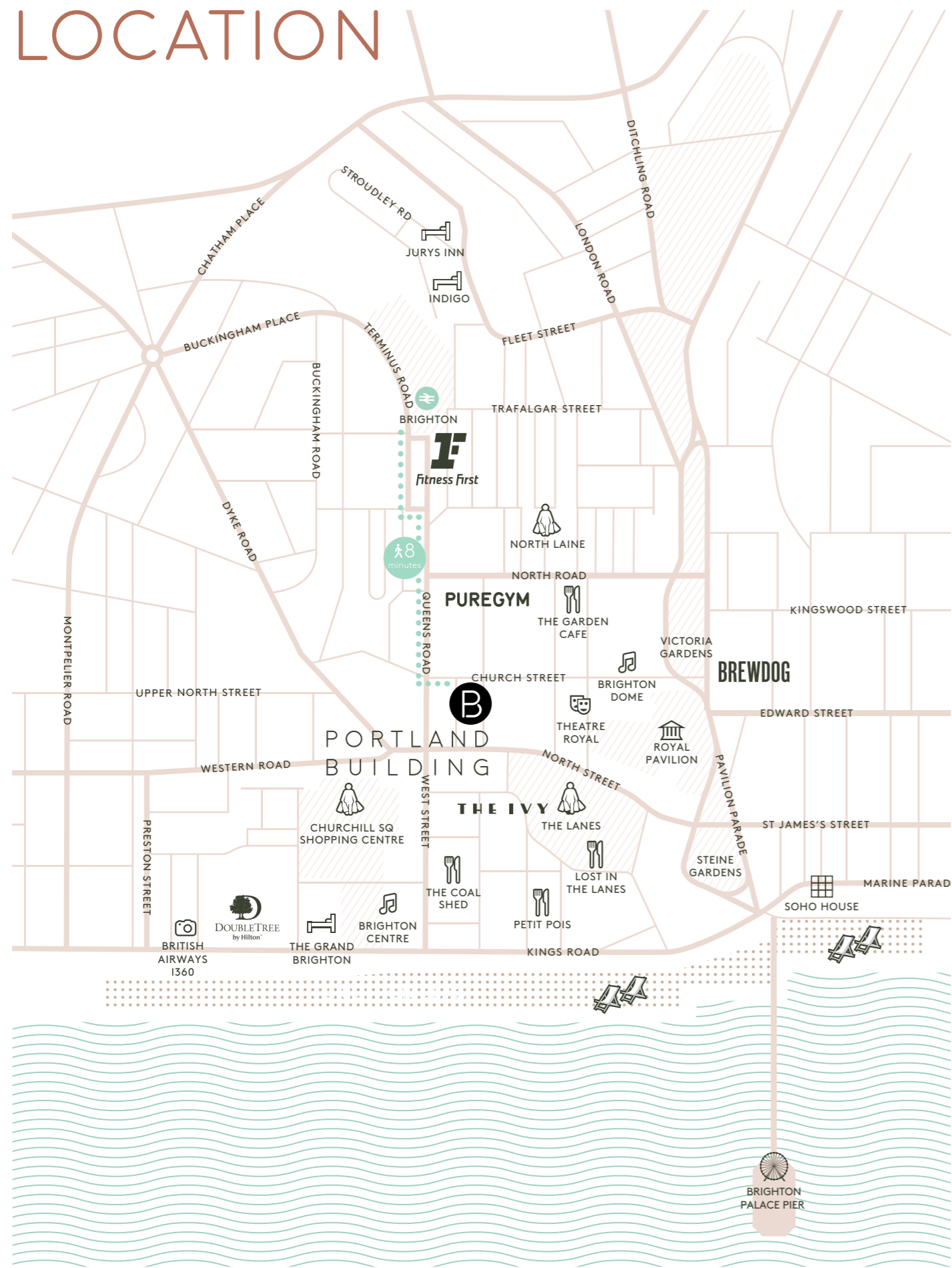
900 BARS  
AND PUBS

4

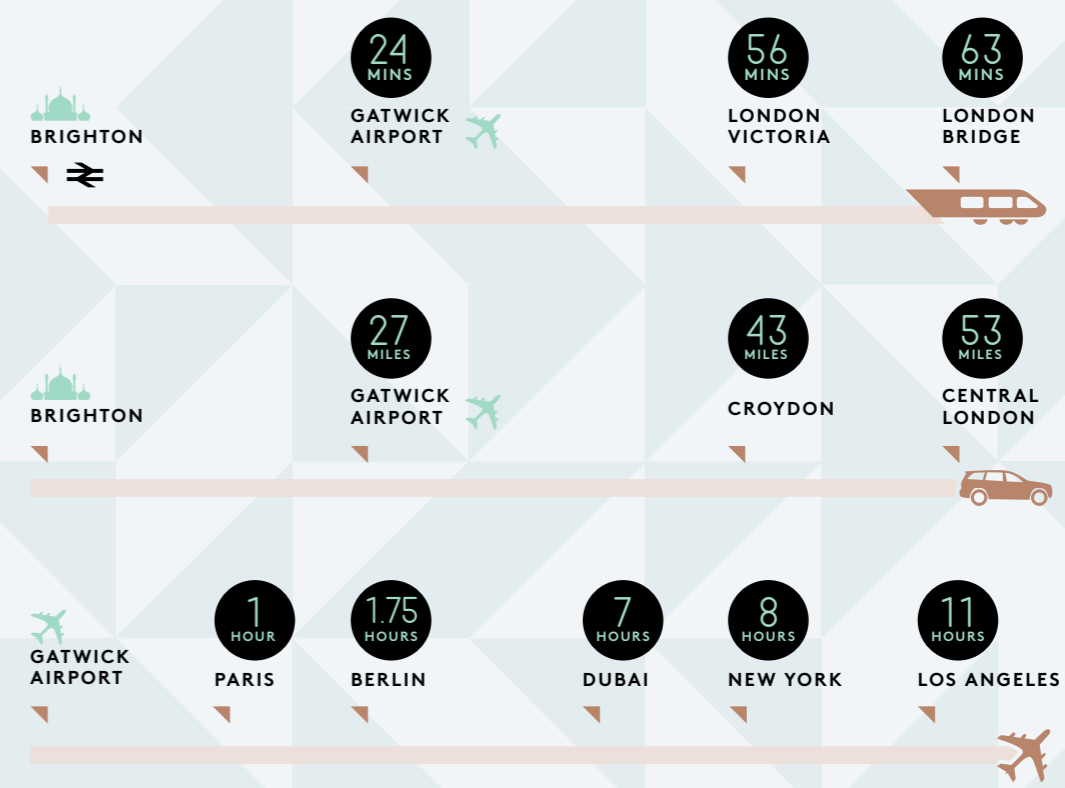
CINEMAS



# LOCATION



# CONNECTIVITY



3RD FLOOR AVAILABLE

- 6,886 SQ FT



2ND FLOOR AVAILABLE  
- 7,794 SQ FT WITH  
PRIVATE TERRACE





PRIVATE 2ND FLOOR TERRACE

- 762 SQ FT



# SUSTAINABILITY



## HIGHLY SUSTAINABLE

BREEAM Excellent  
and EPC A rating



## FULLY ELECTRIC

Fossil fuel free  
building



## CHARGING POINTS

6 electric bike and scooter  
charging points



## CYCLING

25 secure cycle  
spaces



## ECOLOGY

2 living green walls and  
a biodiverse green roof



## SOLAR PANELS

160m2 photovoltaic  
panels



## LIFTS

Regenerative braking  
lift technology



## NATURAL LIGHT

North and East facing glazed  
elevations provide natural  
daylight across the floorplates



## SOUTH FACING

South facing brick elevation  
to reduce heat build-up



## NET-ZERO

Operational Net  
Zero Carbon



## CARBON

Embodied Carbon -  
RIBA 2030 compliant



## HEAT EFFICIENT

Heating and cooling provided  
by highly efficient air source  
heat pumps





## SUMMARY SPECIFICATION



### OCCUPANCY

General - 1:8m<sup>2</sup>  
Means of escape - 1:6m<sup>2</sup>



### FLOOR HEIGHTS

Office areas: 2.8m



### RAISED ACCESS FLOOR

Floor zone: 150mm including tile



### WIRESCORE

Gold rating



### LOCKERS

x39



### BIKE MAINTENANCE STATION

A bike maintenance area with tools is included in the secure cycle parking area



### PASSENGER LIFT

2 x 13 people



### AC SYSTEM

VRF fan coil units



### OFFICE FRESH AIR SUPPLY

12 l/s per person  
One person per 8m<sup>2</sup>



### BIKE PARKING

25 secure cycle spaces are accessed via the cycle ramp



### 4 SHOWER / CHANGING CUBICLES

4 unisex showers and changing booths, along with a unisex accessible shower and changing room





### DRYING ROOM

A heated drying room is included in the changing area



# ACCOMMODATION

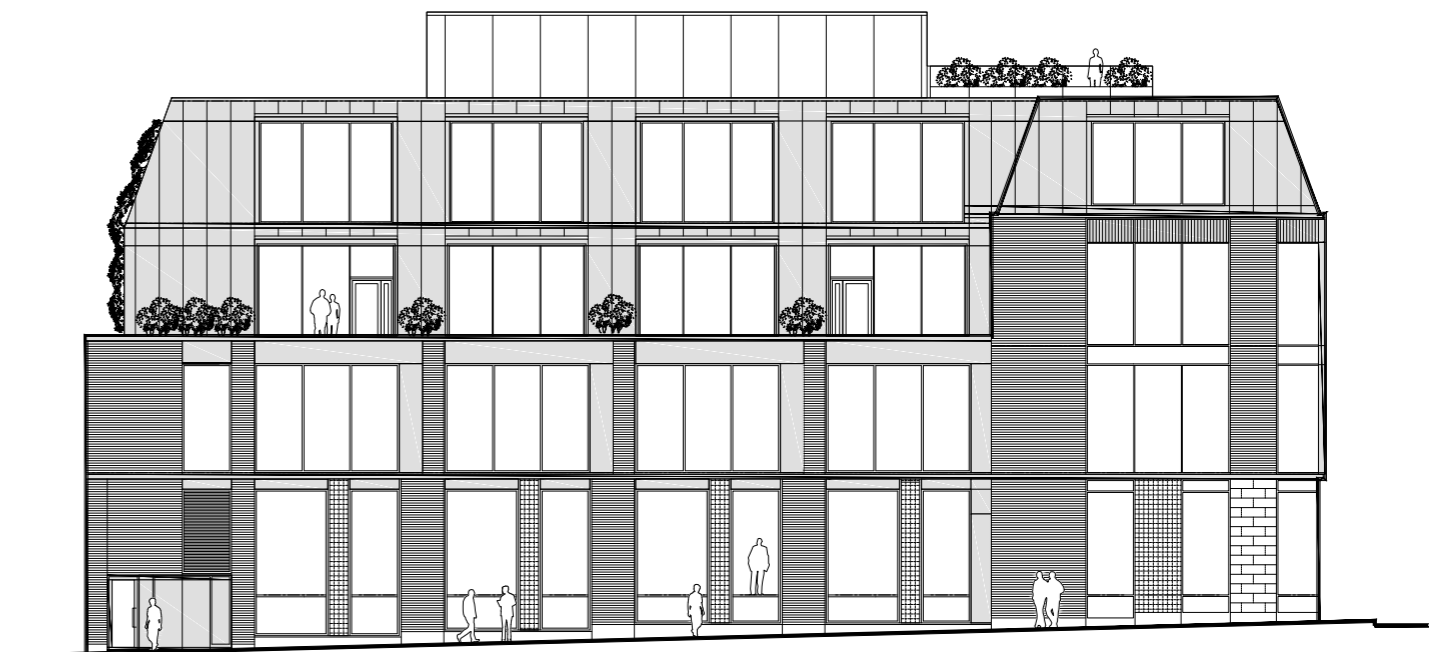
LEVEL	AVAILABILITY	SQ M	SQ FT	
4th floor	Communal Terrace	n/a	69.6	750
3rd floor	Open Plan Office	Available	639.7	6,886
2nd floor	Portland Street Terrace	Available	70.7	762
2nd floor	Open Plan Office	Available	724.1	7,794
1st floor	Open Plan Office	 Close Brothers Modern Merchant Banking	838.4	9,025
Ground	Open Plan Office	 DMH Stallard	579.7	6,240
<b>TOTALS</b>			<b>2,782.03</b>	<b>29,945</b>

Measured on an IPMS 3 basis in accordance with the RICS Property Measurement

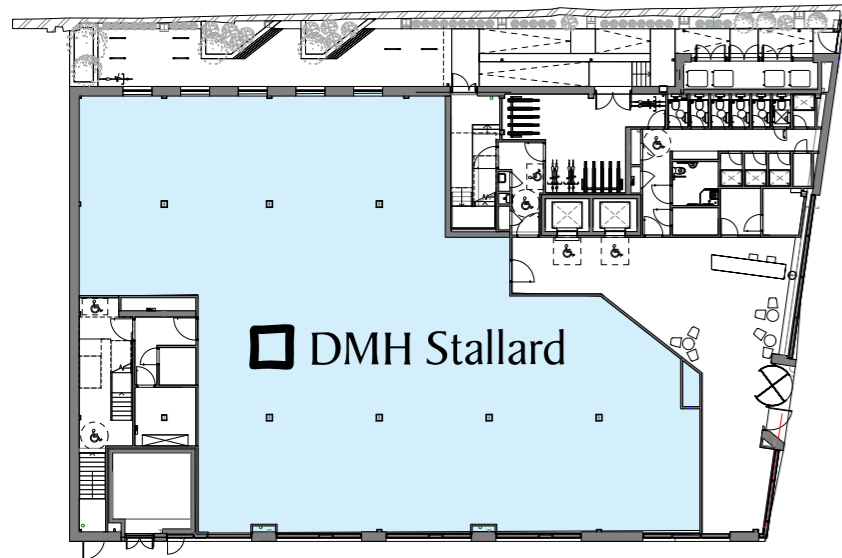
CHURCH STREET ELEVATION



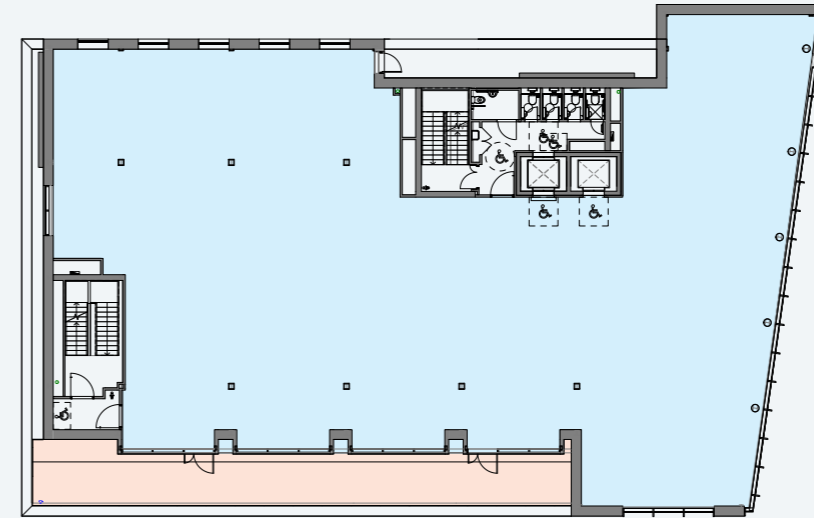
PORTLAND STREET ELEVATION



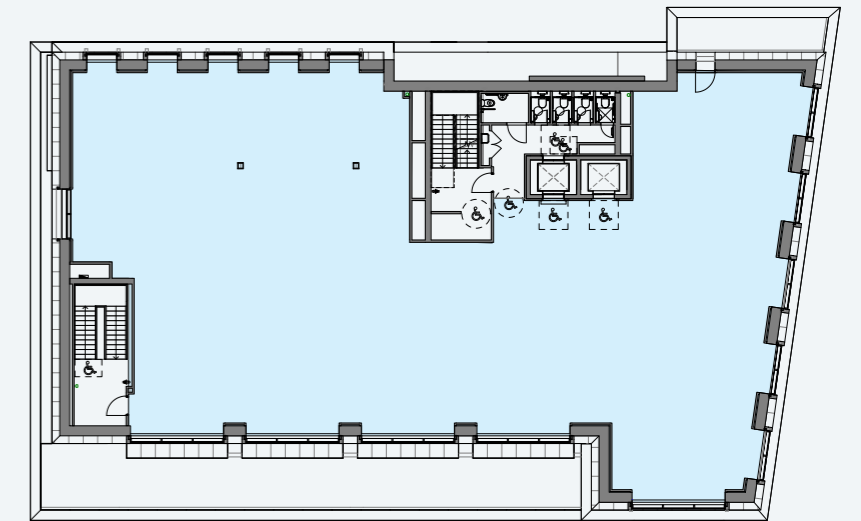
# FLOOR PLANS



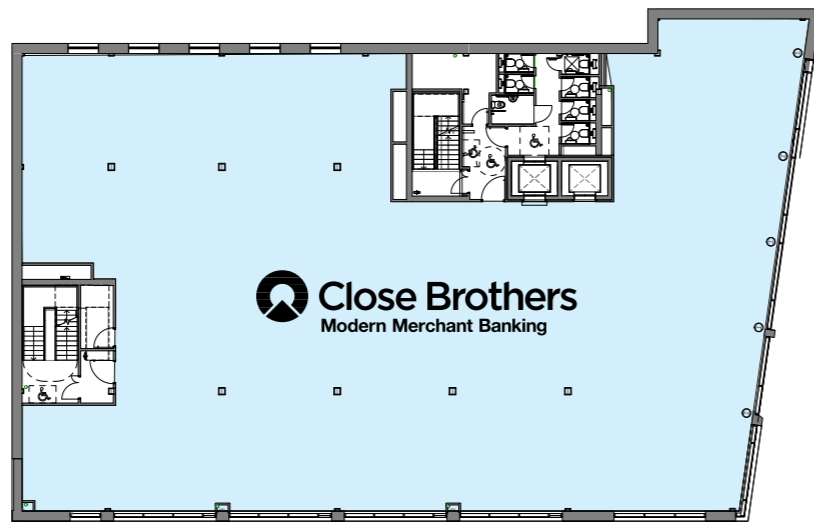
**GROUND FLOOR**  
579.7 SQ M / 6,240 SQ FT



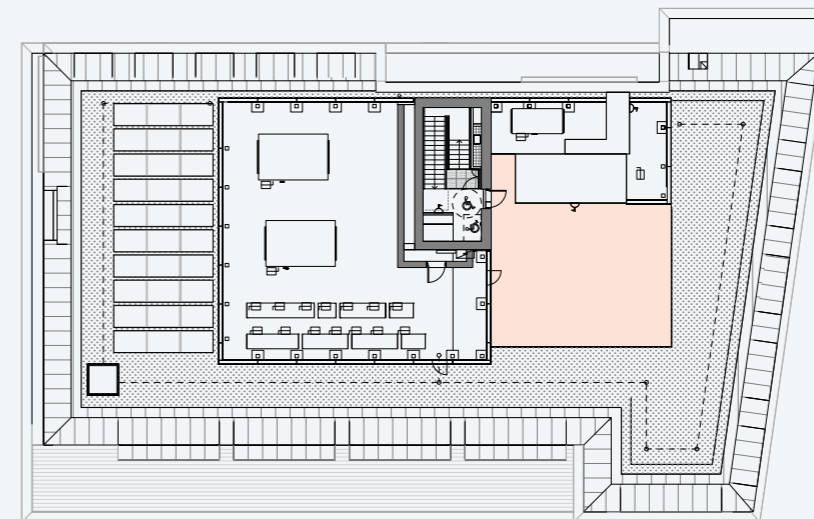
**SECOND FLOOR**  
724.1 SQ M / 7,794 SQ FT  
TERRACE - 70.7 SQ M / 762 SQ FT



**THIRD FLOOR**  
639.7 SQ M / 6,886 SQ FT



**FIRST FLOOR**  
838.4 SQ M / 9,025 SQ FT

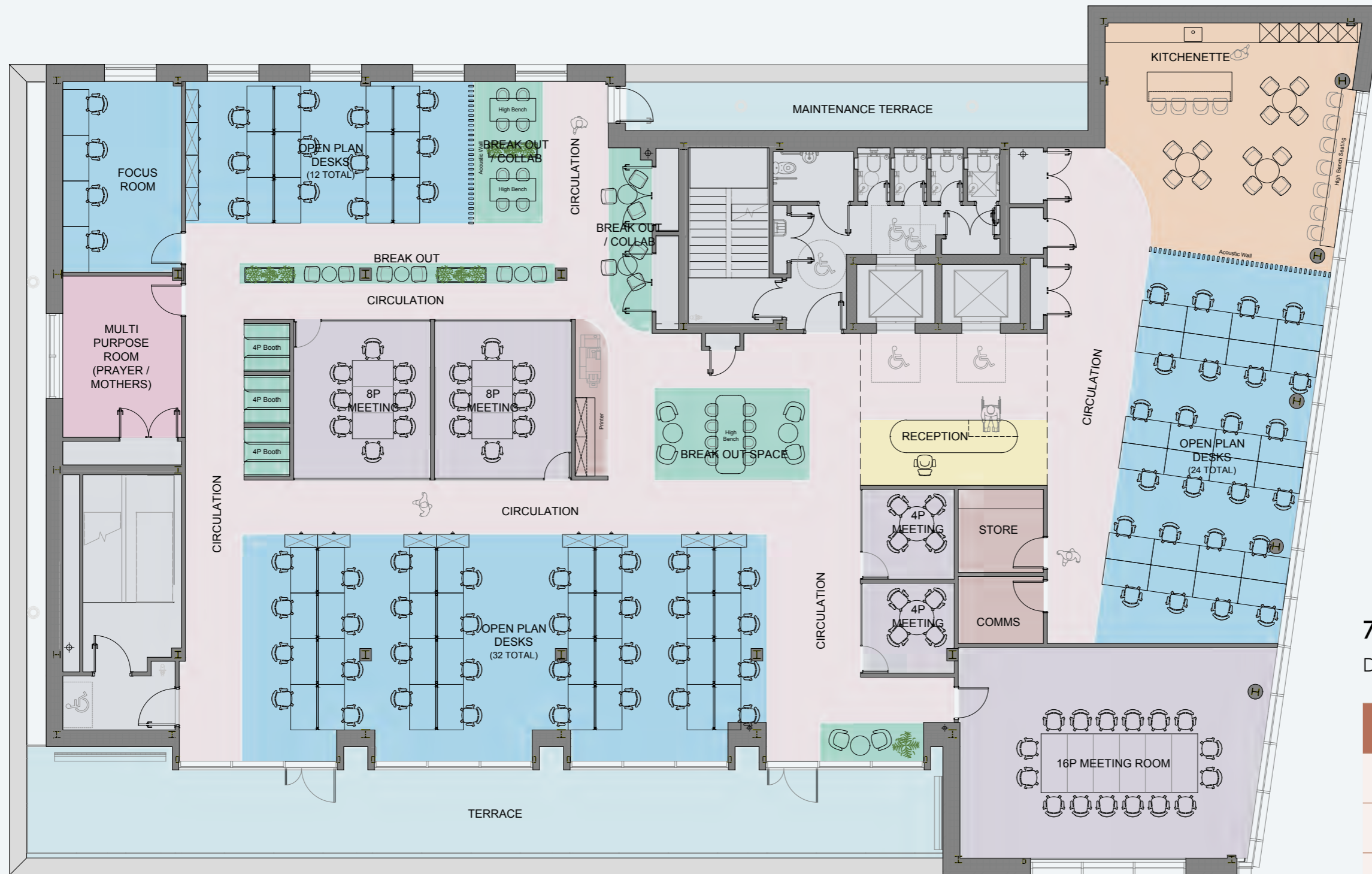


**ROOF TERRACE**  
69.6 SQ M / 750 SQ FT

Not to scale and indicative only.

# INDICATIVE LAYOUT

## 2ND FLOOR - 8,556 IPMS



### 72 WORK STATIONS

Desk sizes: 1400mm x 800mm

	705 m <sup>2</sup> NIA
1:12	58 persons
1:10	70 persons
1:08	88 persons

**KEY** Landlord Area Circulation Reception Workstations Breakout/Collaboration Meeting Rooms Kitchenette Storage/Comms Multi Function Room

Not to scale and indicative only.

# INDICATIVE LAYOUT

## 3RD FLOOR - 6.886 IPMS



### 66 WORK STATIONS

Desk sizes: 1400mm x 800mm

	611 m <sup>2</sup> NIA
1:12	50 persons
1:10	61 persons
1:08	76 persons

**KEY** Landlord Area Circulation Reception Workstations Breakout/Collaboration Meeting Rooms Kitchenette Storage/Comms Multi Function Room

Not to scale and indicative only.



# PROFESSIONAL TEAM

**Developer**

**MRP** [www.mrp.co.uk](http://www.mrp.co.uk)

**Contractor**

Corramore [www.corramore.com](http://www.corramore.com)

**Architect**

Todd Architects [www.toddarch.com](http://www.toddarch.com)

**Structural Engineer**

Taylor & Boyd [www.taylor-boyd.com](http://www.taylor-boyd.com)

**MEP Engineer**

Semple & McKillop [www.semplemckillop.com](http://www.semplemckillop.com)

**Sustainability Consultant / BREEAM**

BPP [www.bpp.energy](http://www.bpp.energy)

**Fire Engineer**

Fire Safety First [www.firesafetyfirst.co.uk](http://www.firesafetyfirst.co.uk)

**Building Control**

Socotec [www.socotec.co.uk](http://www.socotec.co.uk)

**Principal Designer**

Kilcollum

**Employers Agent**

Consarc [www.consarc-design.co.uk](http://www.consarc-design.co.uk)

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www.cube-design.co.uk (Q5454)





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