

# NAPIER

TRAFALGAR PLACE





# WELCOME TO NAPIER

36,000 sq ft of Best in Class refurbished workspace at Brighton's premier office address. Napier provides HQ style, fully self-contained office space in the heart of the city.



Indicative reception visual





Royal Pavilion

The Lanes

Churchill Square shopping centre

i360

Theatre Royal

Brighton Dome

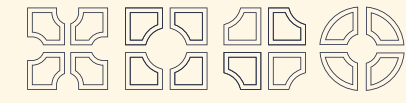
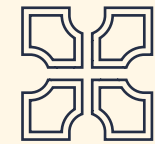
North Laine

  
**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

NAPIER



NAPIER HOUSE	
4	IQVIA
3	
3	Avalara







# SPACE TO GROW

Elevate your workspace with our diverse range of fitted choices

∨ Indicative communal/breakout space



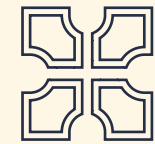
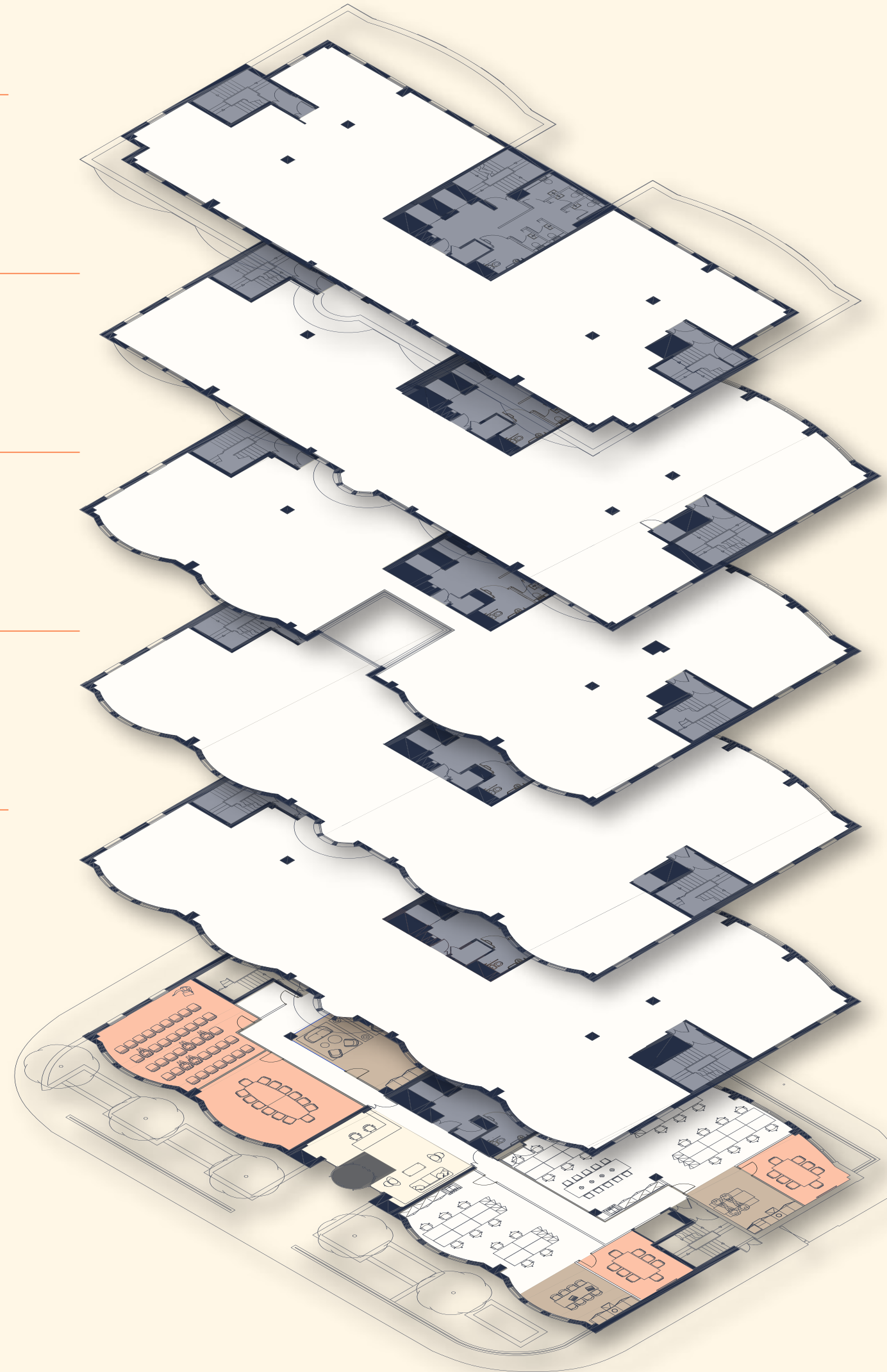
∧ Indicative fitted floor

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.



# ACCOMMODATION

	SQ FT	SQ M
5	4,489	417
4	6,356	591
3	6,501	604
2	6,469	601
1	6,189	575
G	5,823	541
<b>TOTAL</b>	<b>35,833</b>	<b>3,329</b>







NAPIER

Indicative reception visual



# PLANS

# G

FITTED

5,823 sq ft (541 sq m)

- 1 x reception
- 1 x meeting room
- 1 x cleaner's cupboard
- 1 x multipurpose room

**FULLY FITTED SPACE - 1,033 SQ FT**

- 1 x teapoint
- 1 x meeting room (8)
- 1 x print
- 10 x desks
- Occupancy = 1:9

**FULLY FITTED SPACE - 1,614 SQ FT**

- 1 x teapoint
- 1 x meeting room (8)
- 1 x print
- 10 x hot desks
- 20 x desks
- Occupancy = 1:7.5

**WELLNESS SPACE - 1,399 SQ FT**

- 1 x multipurpose room
- 1 x staff teapoint
- 1 x wellness room
- 1 x quiet room
- 1 x lactation room



**KEY**

- Reception
- Breakout/communal
- Core



Plans not to scale. For indicative purposes only.







# PAUSE FOR A MOMENT

Indicative breakout visual

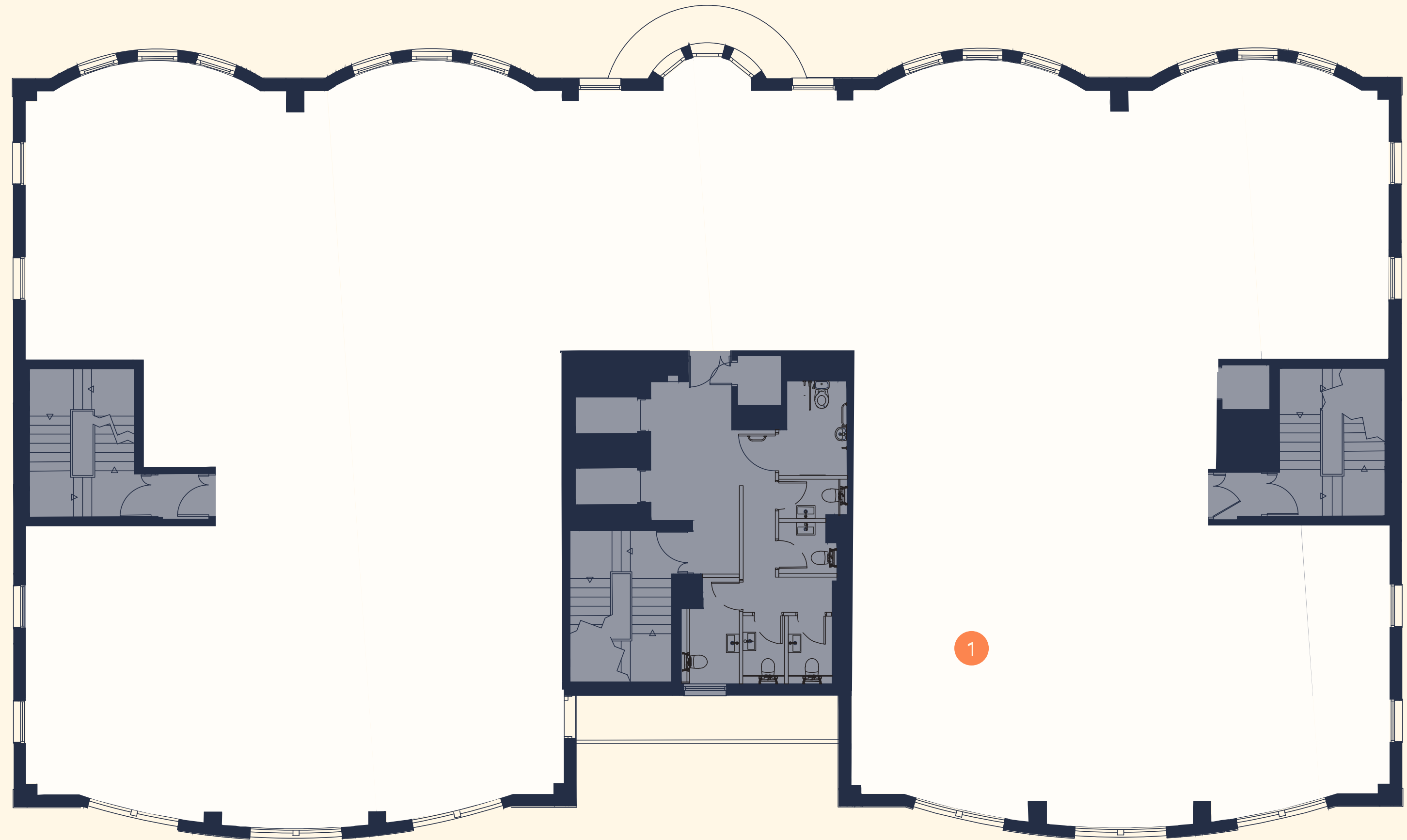
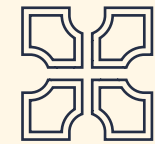


# PLANS

# 1-4

CAT A

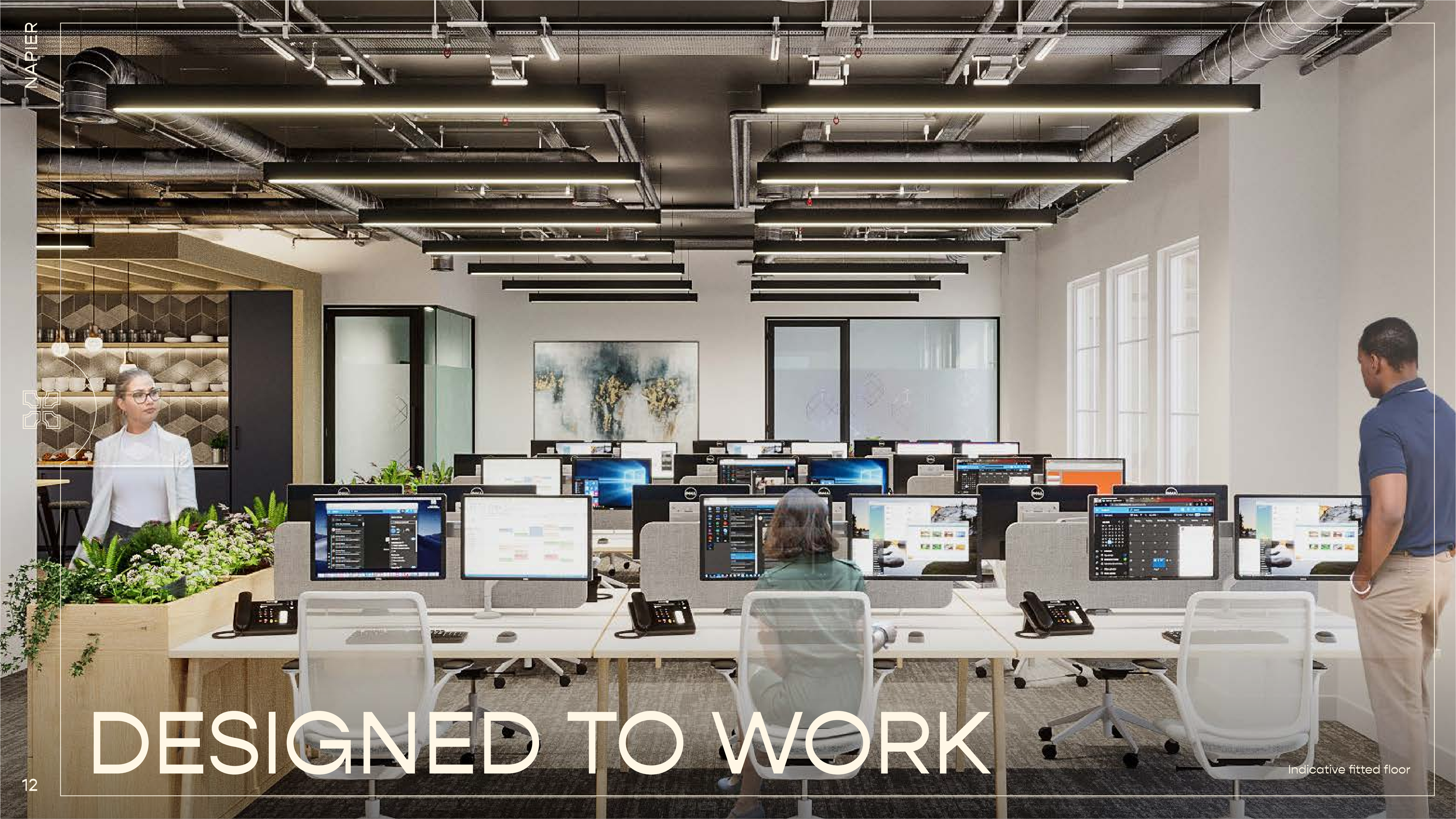
6,189 - 6,356 sq ft



Plans not to scale. For indicative purposes only.







# DESIGNED TO WORK

Indicative fitted floor

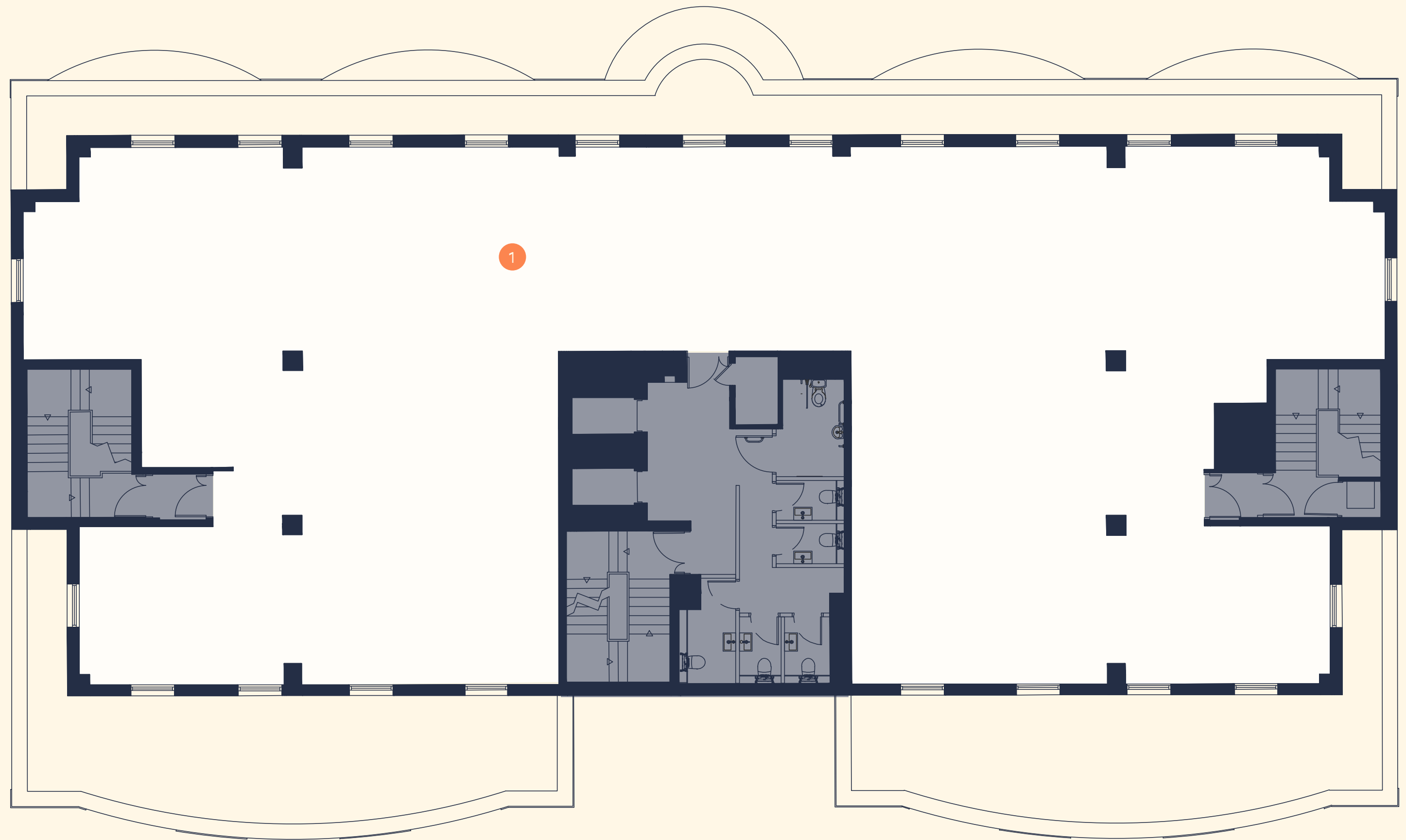
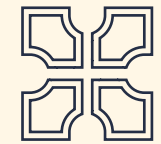


# PLANS

# 5

CAT A

4,489 sq ft (417 sq m)



KEY  
□ Office  
■ Core

Plans not to scale. For indicative purposes only.



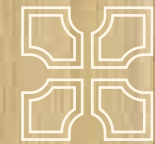


Exposed services and expansive glazing give the spaces an open and inviting feel



Bathed in natural light, the upper floors offer unique views across Brighton and beyond





Indicative fitted floor

# WORK WELL





# SUSTAINABLE WELLBEING



**BREEAM®**

**BREEAM**  
Excellent



**fitwel®**

**Fitwel**  
2 Star



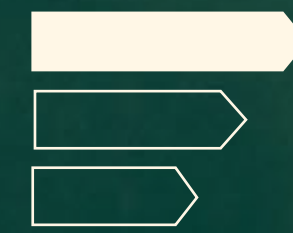
**AirRated**

**AirRated**  
Certified



**ACTIVE  
SCORE**

**ActiveScore**  
Gold Award



**EPC**  
A rating

Credentials that encourage a sustainable work/life balance while ensuring the office space runs at optimal efficiency.



# HQ SPECIFICATION



Gym with 24/7 key card access



Reception with concierge



Shower & changing facilities



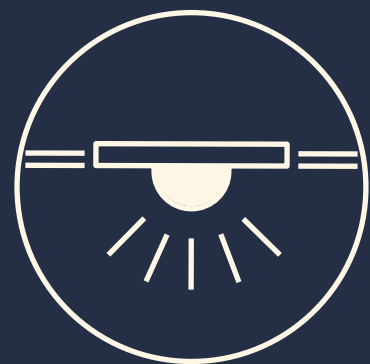
New Air VRV air conditioning



Secure cycle storage



Wellness Rooms



LED lighting



Exposed services



Fully accessible raised floors



Secure basement parking




Plug & play suites



Presentation Room

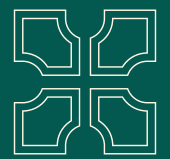
The building's specification has been re-imagined to cater for the requirements of today's occupier





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.





# THE LOCATION

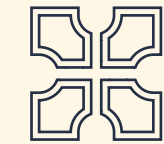
NAPIER



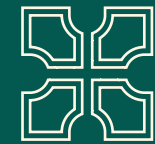
# LOVE WHERE YOU WORK

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)

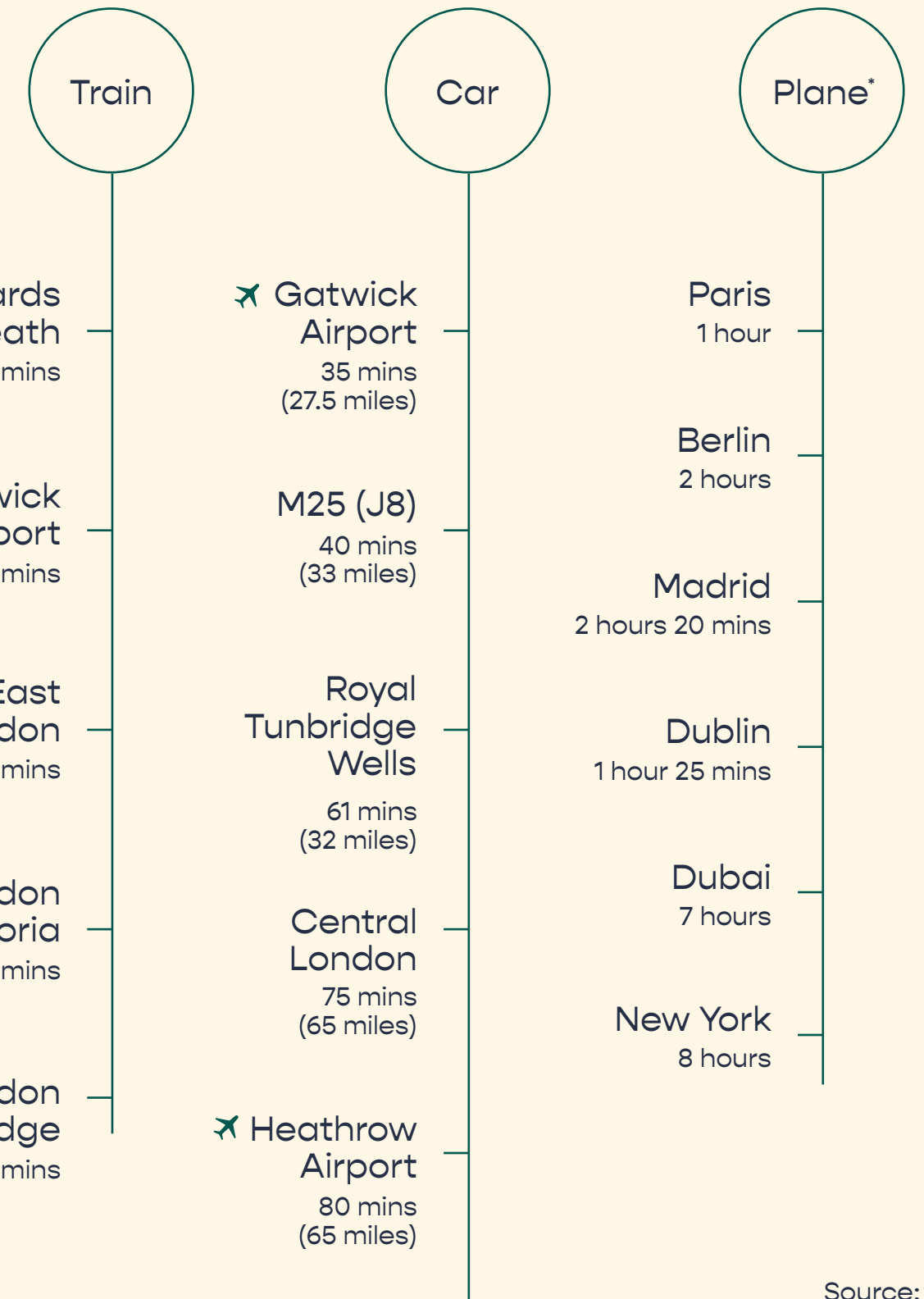






# PERFECTLY POSITIONED

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



Source: GoogleMaps, CityMapper.  
\*from Gatwick Airport



# NAPIER

TRAFALGAR PLACE

## GET IN TOUCH

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