



VICTORY HOUSE

TRAFALGAR PLACE
BRIGHTON

PRIME OFFICE SUITES
TO LET

2,780 – 27,503 sq ft
258 – 2,555 sq m

Up to 27,500 sq ft of
retrofitted work space
in the heart of Brighton's
business district.

Located next to Brighton's railway station, Victory House has been extensively refurbished to create some of the city's most high-specification workspace, providing flexible opportunities for a variety of businesses.

Located at the head of the Trafalgar Place office campus with a south-facing vista, Victory House has a striking double height entrance, which provides a true sense of arrival to clients, visitors and staff alike.





VICTORY HOUSE

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- 07 BUPA GLOBAL
- 06 BUPA GLOBAL
- 05 BUPA GLOBAL
- 04 BUPA GLOBAL
- 03 BUPA RECEPTION
- 02 MOTT MACDONALD RECEPTION
- 01 MOTT MACDONALD
- GF
- LG CAR PARK
- B CAR PARK



The office suites at Victory House celebrate the building's underlying form, with exposed concrete columns and floorslabs complementing the stylish exposed services. Being double aspect, the suites are flooded with natural light.

CGI — indicative only



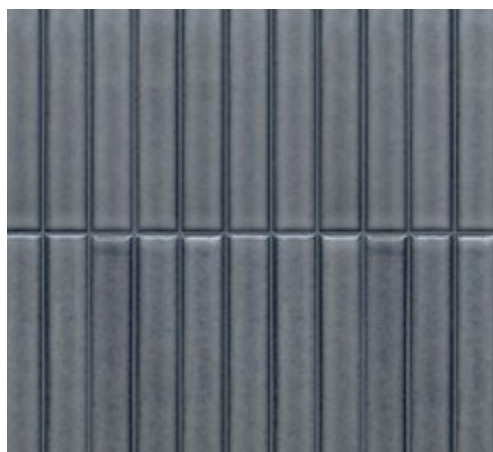
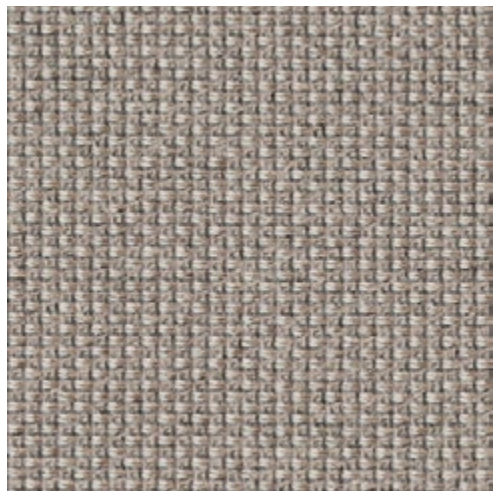
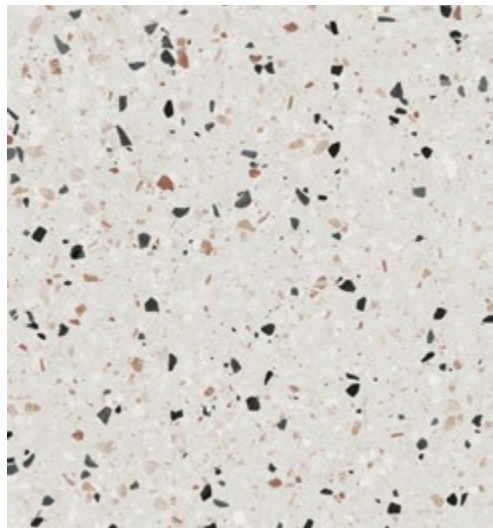
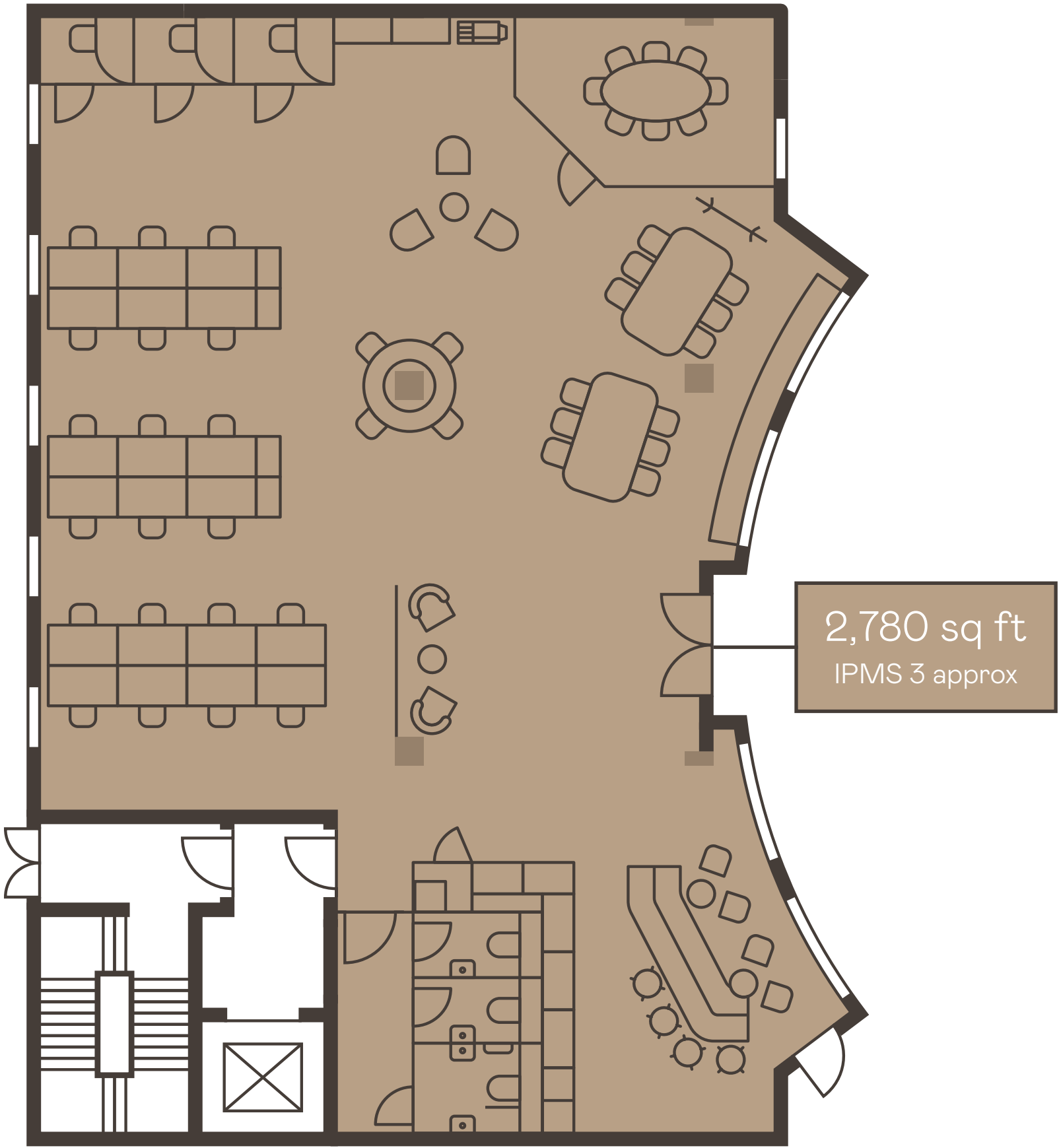
The comprehensive refurbishment is extended through into contemporary upgraded WCs and generous new End-Of-Journey facilities in the basement, including new showers, changing rooms and secure cycle storage.

Future fitted suite*

Following the recent letting of Suite A on the Ground Floor, the landlord will be delivering Suite B as a fully-fitted, self-contained office with an independent access and exclusive WCs.

*Indicative configuration and fixtures / furnishings as shown (subject to change).

GROUND FLOOR, WEST SUITE B, INDICATIVE FITOUT





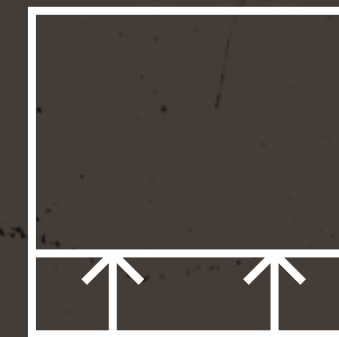
Workspace specification



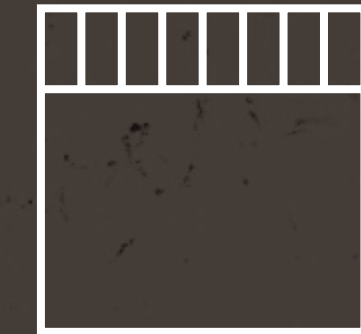
EPC B32



All-electric new
VRF air conditioning



Raised access floors
throughout



Exposed services finish



Male & female WCs
on every floor



New reception facility and
secure entry systems



Superb parking provision
(1:1,375 sq ft approx) with
new EV charging points



New End-of-Journey
facilities: showers, lockers
and cycle storage

Ground Floor

Availability

Office	sq ft	sq m
East	6,491	603
West – Suite B	2,780	258
TOTAL	9,271	861

IPMS 3 approximate area available

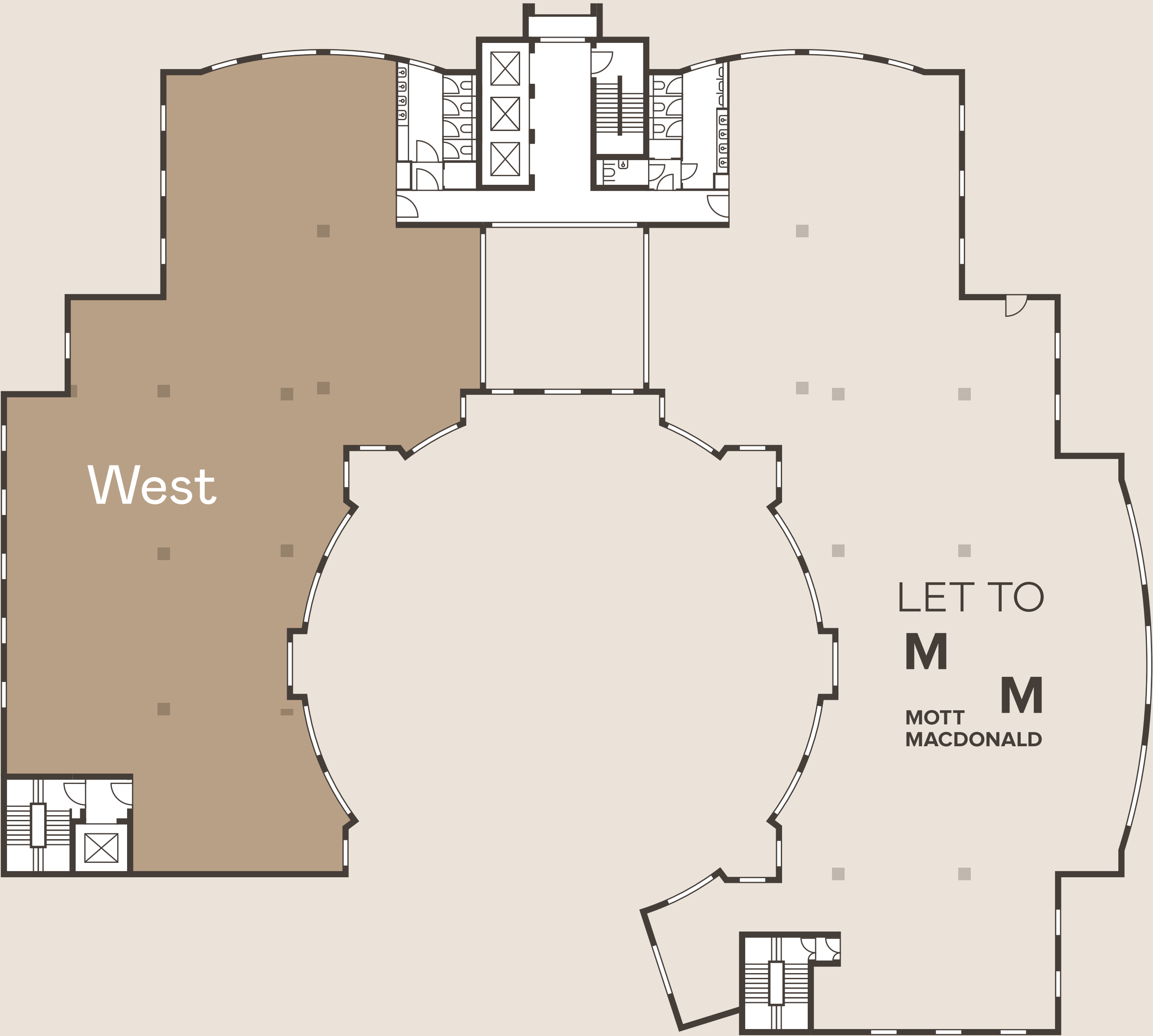


First Floor

Availability

Office	sq ft	sq m
West	5,845	543

IPMS 3 approximate area available

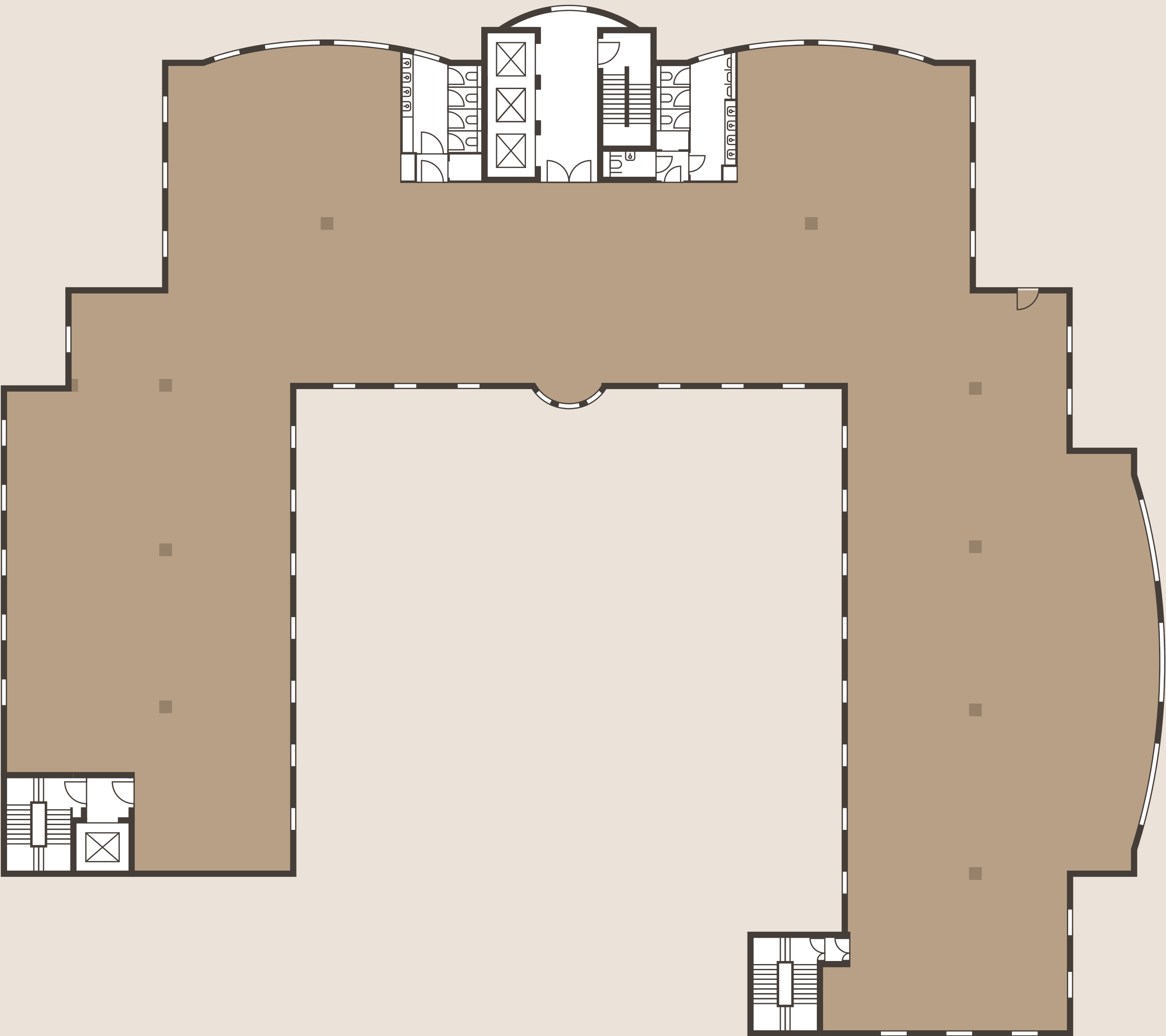


Third Floor

Availability

Office	sq ft	sq m
Third floor	12,387	1,151

IPMS 3 approximate area available





BRIGHTON



VICTORY HOUSE
BRIGHTON

Brighton simply
has everything you
need and want for
health & fitness,
entertainment and
refuelling: before,
during and after
the working day.



The Lanes



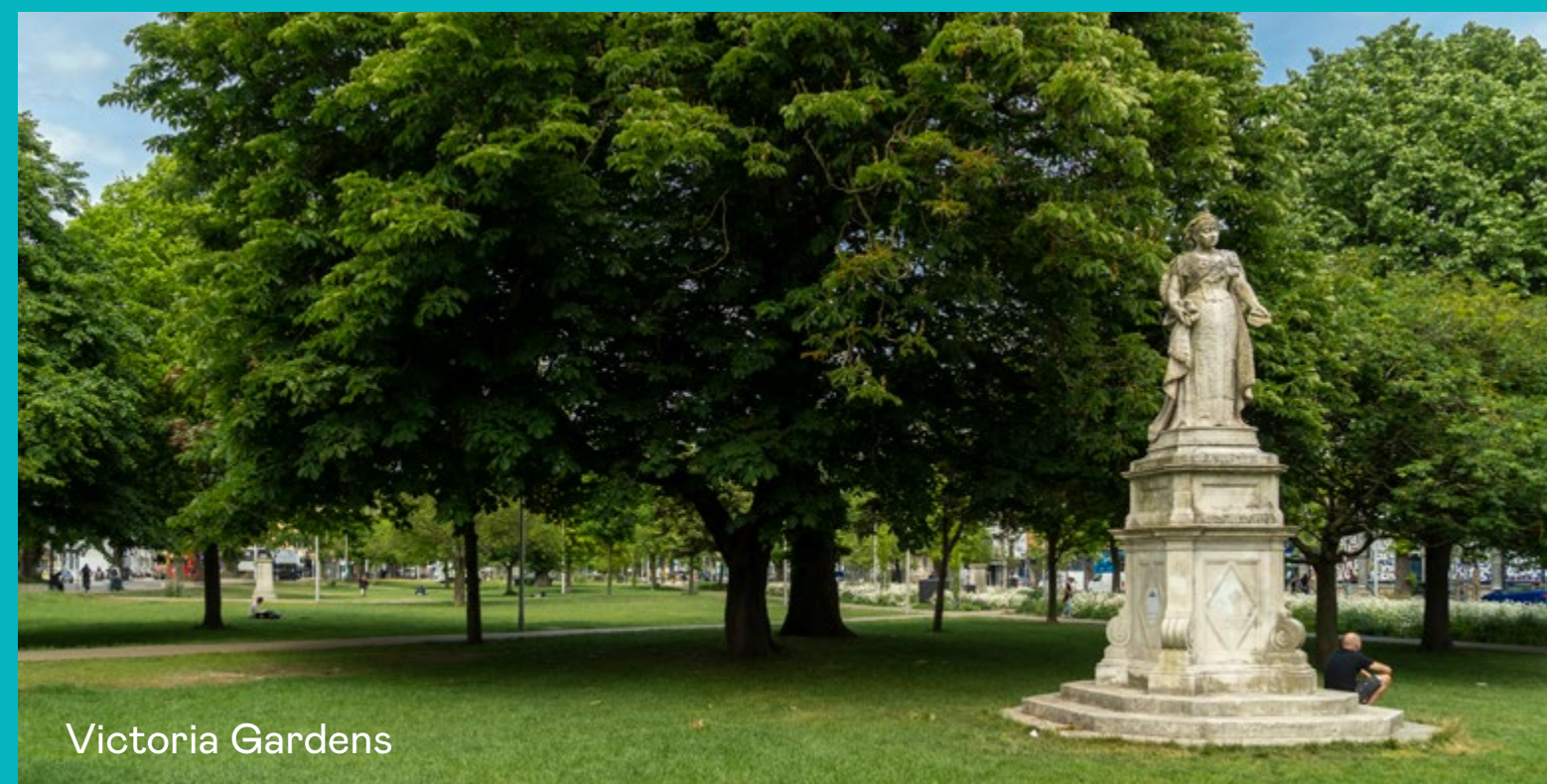
Brighton Beach



Royal Pavilion



South Downs



Victoria Gardens



Theatre Royal Brighton



VICTORY HOUSE

It's always bright in Brighton – from bohemian North Laine to roaring Pride and sundowners on the beach. Maybe it's something in the seawater, this creative, come-as-you-are city just gets it.



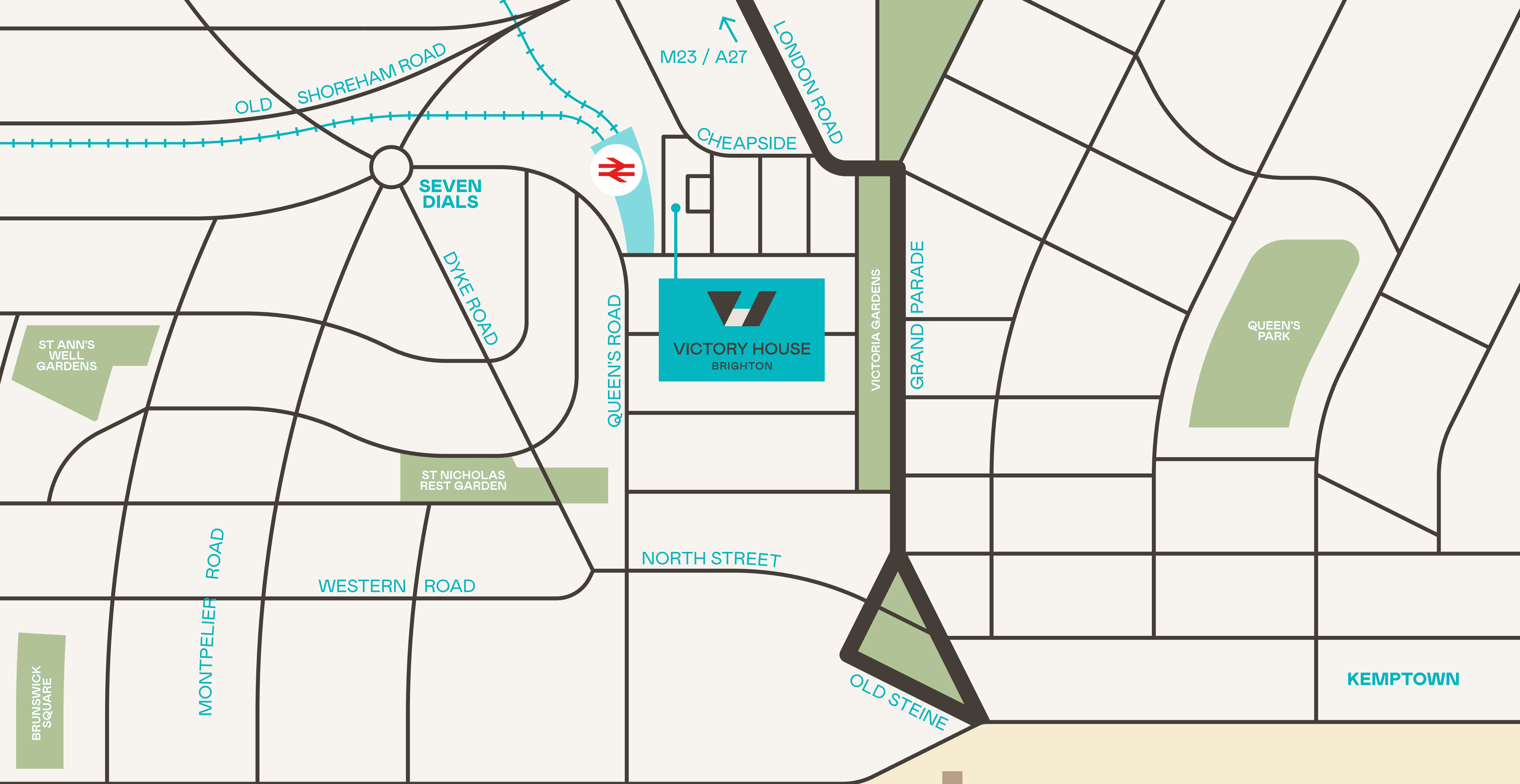
Lucky Thao



The Ivy



Burnt Orange





GET MOVING

Credit: Brighton Pride by Andy Walker.

VICTORY HOUSE

COMMUNICATIONS

Stretch your legs

In compact Brighton, everything is a just short stroll away, helping you to your daily 10,000 steps.

Minutes

2 3 7 11 13 14 15 18 19

Brighton Station North Laine The Lanes Pavilion Gardens Churchill Square Seven Dials Brighton Beach Preston Park Brighton Pier



Further afield

Brighton is readily accessible by rail, road and air to a wealth of destinations in the UK and beyond.



Train travel

Haywards Heath	16 minutes
Worthing	22 minutes
Gatwick Airport	24 minutes
Redhill	40 minutes
Eastbourne	43 minutes
East Croydon	43 minutes
London Bridge	1hr 8 minutes
London Victoria	1hr 9 minutes

Car travel

Worthing	32 minutes
Haywards Heath	36 minutes
Gatwick Airport	37 minutes
Eastbourne	54 minutes
Redhill	59 minutes
Croydon	1hr 11 minutes
Heathrow Airport	1hr 23 minutes



VICTORY HOUSE
BRIGHTON

victoryhousebrighton.co.uk

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Brighton, BN1 4FY

WTW [///noted.moon.tiny](https://noted.moon.tiny)

FOR FURTHER INFORMATION PLEASE
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