TO LET

PRELIMINARY DETAILS

OFFICE – 30,296 SQ FT (2,814.6 SQ M)

The Portland Building, Church St, Brighton

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THE PORTLAND BUILDING, BRIGHTON

NEW BUILD GRADE A OFFICE SPACE CLOSE TO BRIGHTON STATION

30 September 2021

LOCATION

The Portland Building is located in the heart of Brighton, a five minute walk to Brighton Mainline Railway Station.

Brighton Station provides access to Gatwick in 24 minutes and London Victoria in 56 minutes.

There are a number of bus routes that shop nearby, notably on Queens Road, Brighton Station and North Street.

There are a number of Brighton Bike Share hubs within 2 minutes walk of the building.

The office sits in the centre of everything Brighton has to offer including the independent shops, bars and cafes of the North Laine, the famous Lanes and Churchill square Shopping Centre.

OUTLINE SPECIFICATION

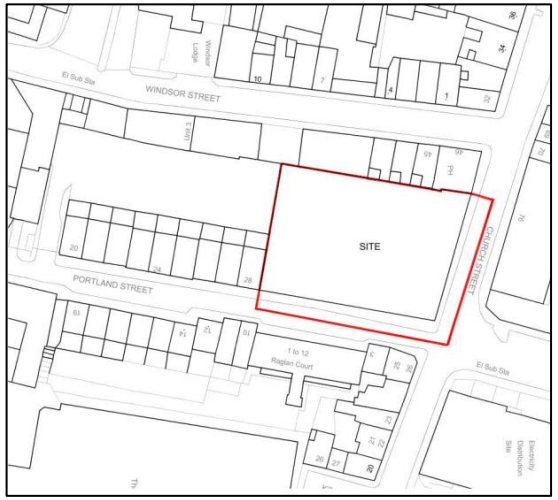
- Occupational density 1 person per 8 sq m
- Minimum 2.7m finished floor to ceiling
- 150mm raised access floor
- Office lighting recessed LED DALI dimmable lighting
- Air Conditioning three pipe VRF fan coil units
- Four shower and changing booths along with an accessible shower
- South east facing terrace at 2nd floor level providing views across Brighton and the seafront
- Communal roof terrace at 4th floor level
- Ground floor private green courtyard area

ACCOMMODATION (IPMS 3)

FLOOR	SQ FT	SQ M	TERRACES
Ground	6,407	595.2	-
1st Floor	9,050	840.8	-
2nd Floor	7,780	722.8	822 sq ft (76.4 sq m)
3rd Floor	7,059	655.8	-
4th Floor	-	-	596 sq ft (55.4 sq m)
TOTAL	30,296	2,814.6	1,418 sq ft (131.8 sq m)

ENVIROMENTAL CREDENTIALS

- Target BREEAM excellent
- Target EPC A rating
- Target Carbon Hero Benchmark 'A' rating
- Photovoltaic panels at roof level
- 100% electric building
- Extensive green roof
- Two external green walls
- One internal reception green wall
- Energy efficient LED lighting throughout
- Cycle ramp access to secure bike parking
- 38 secure basement cycle spaces
- 8 visitor cycle spaces
- Bike maintenance station
- Tenant lockers



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