

30,000 SQ FT | NEW BUILD OFFICES

1 FLOOR
REMAINING
6,900 SQ FT AVAILABLE



THE
P O R T L A N D
B U I L D I N G
B R I G H T O N

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.



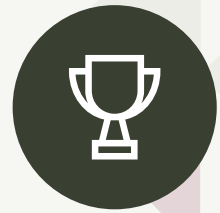
WiredScore Gold



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.



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.



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.



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 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.



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.



TOP UNIVERSITIES

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



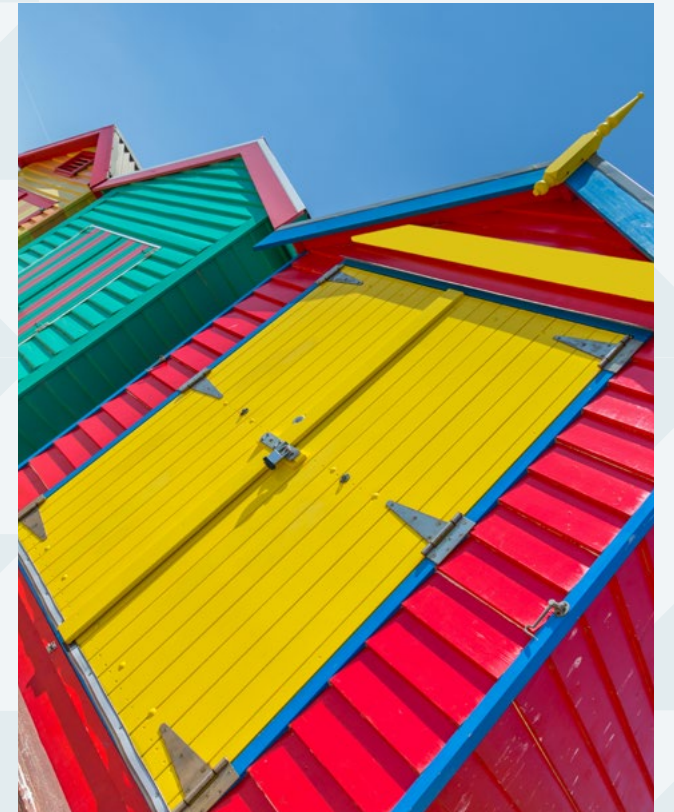
QUALITY OF LIFE

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.

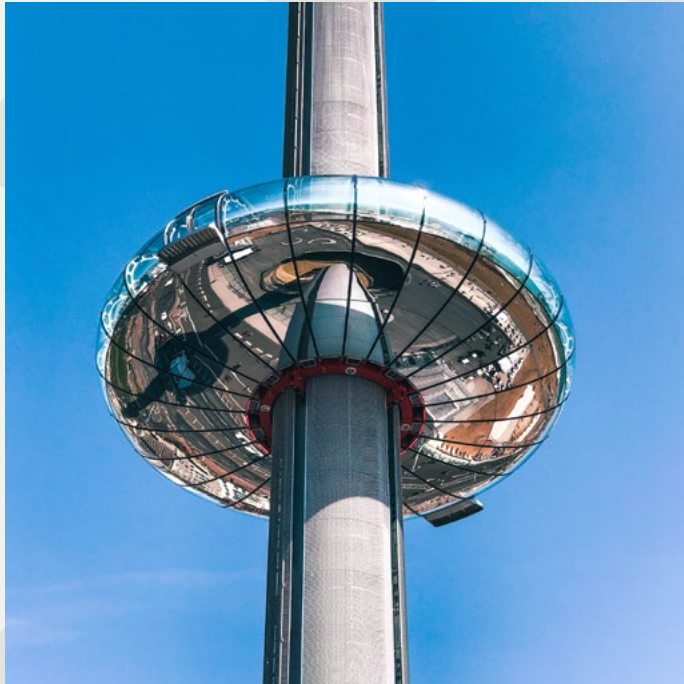
THE BRIGHTON VIBE

360
CAFES—
8

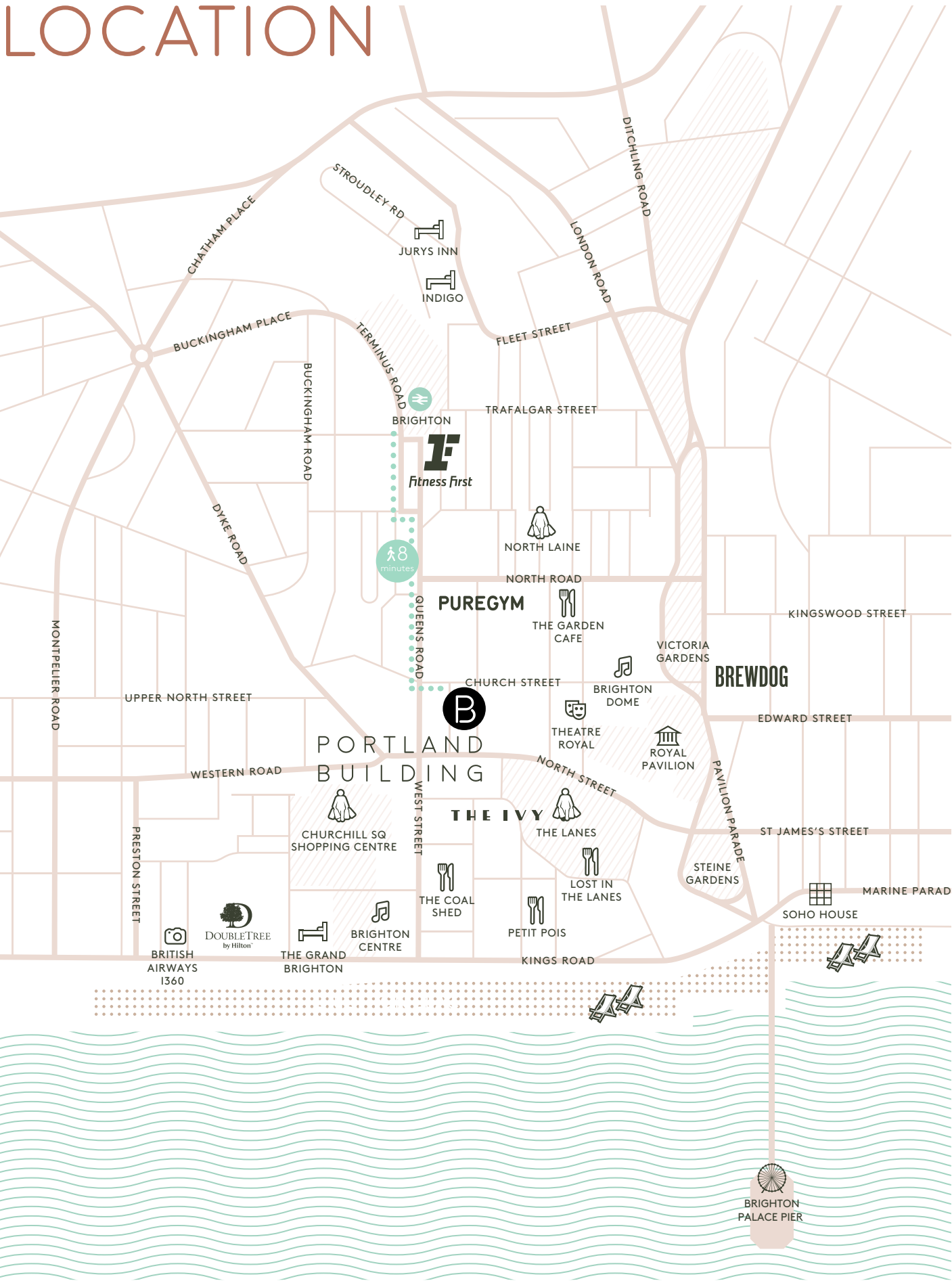
THEATRES

900 BARS
AND PUBS—
4

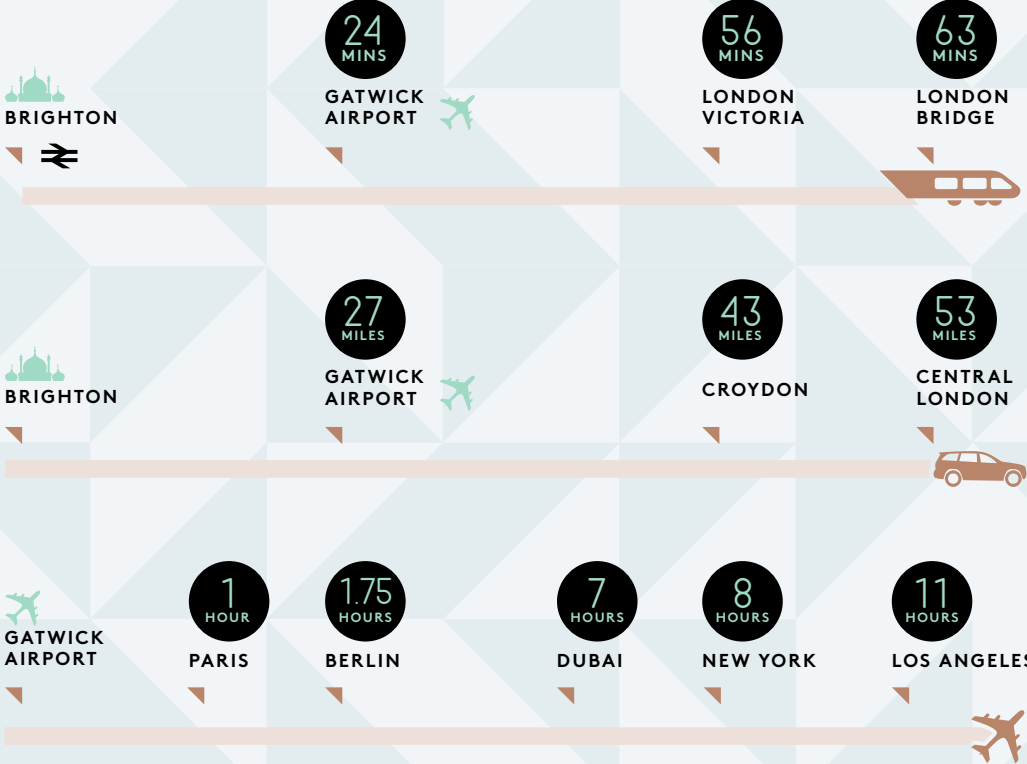
CINEMAS



LOCATION



CONNECTIVITY



3RD FLOOR AVAILABLE

- 6,886 SQ FT



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



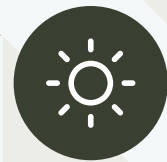
SOLAR PANELS

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 - 1:8m²
Means of escape - 1:6m²



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 8m²



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

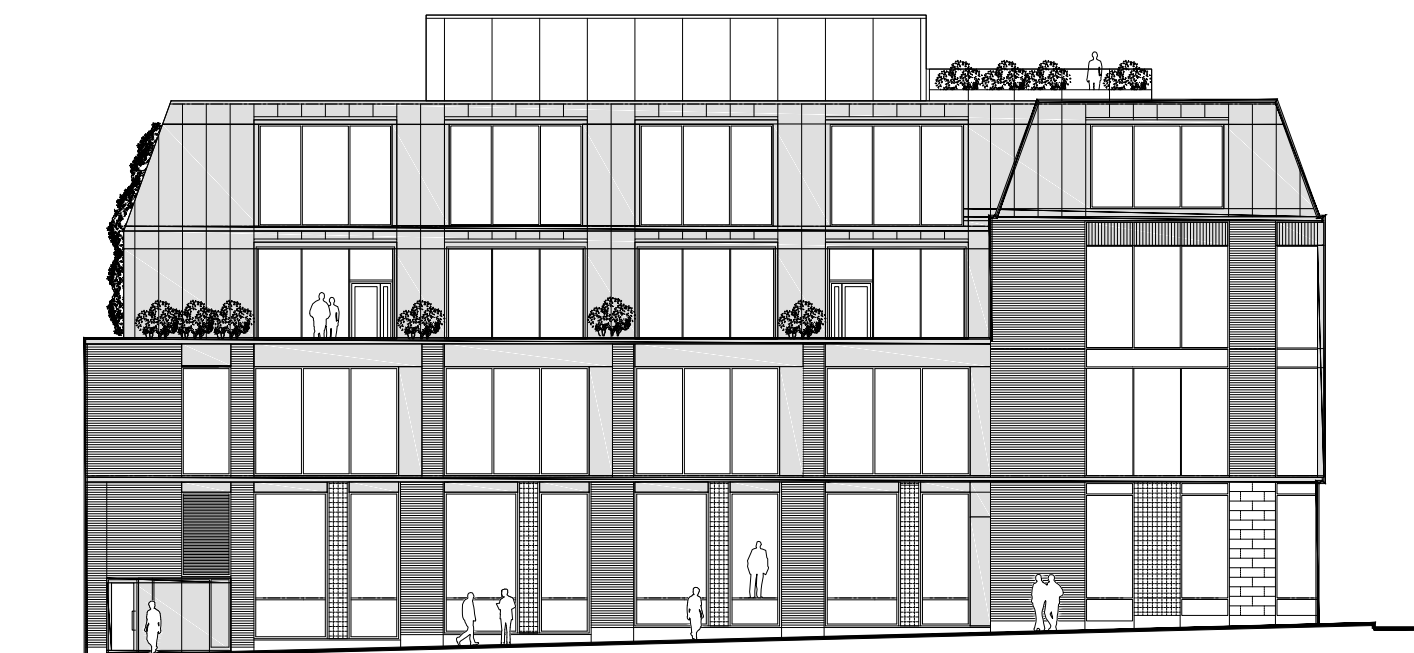
LEVEL		AVAILABILITY	SQ M	SQ FT
4th floor	Communal Terrace	n/a	69.6	750
3rd floor	Open Plan Office	Available	639.7	6,886
2nd floor	Portland Street Terrace	iNIZIO evoke	70.7	762
2nd floor	Open Plan Office	iNIZIO evoke	724.1	7,794
1st floor	Open Plan Office	Close Brothers Modern Merchant Banking	838.4	9,025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

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

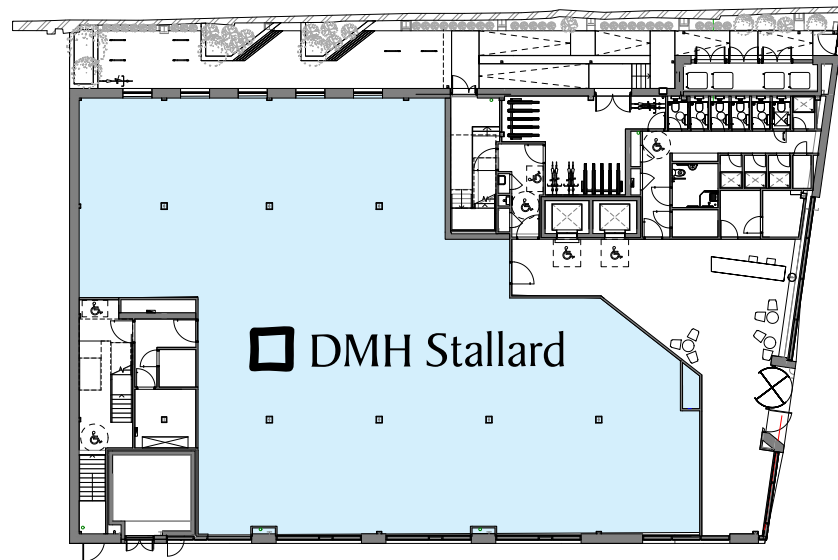
CHURCH STREET ELEVATION



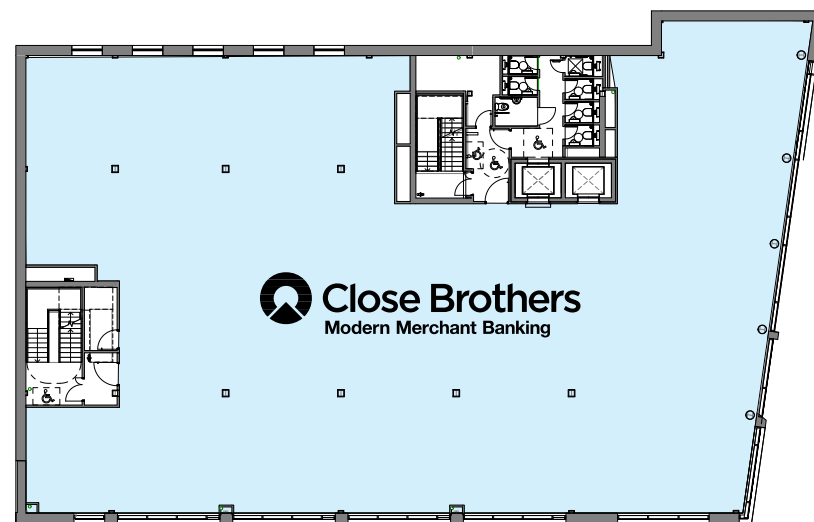
PORTLAND STREET ELEVATION



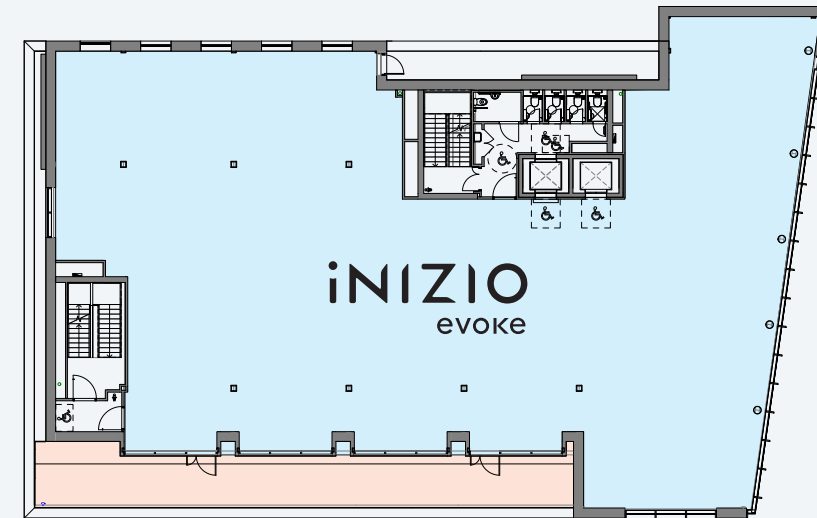
FLOOR PLANS



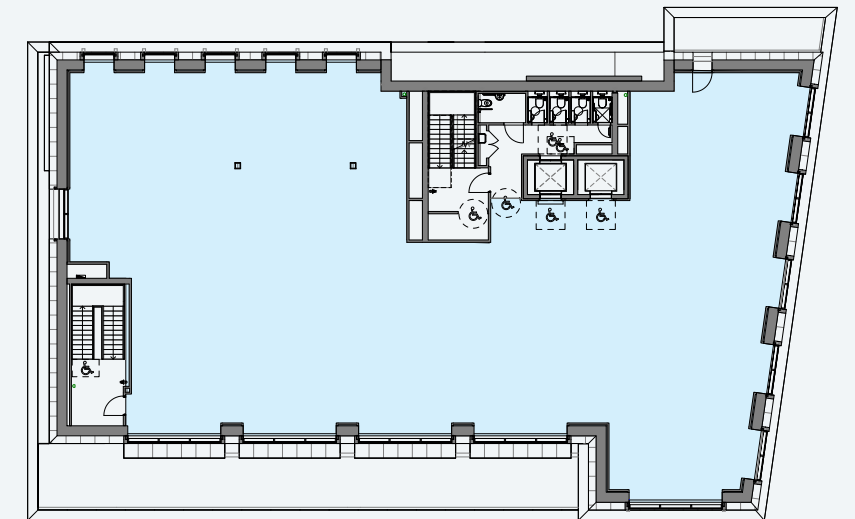
GROUND FLOOR
579.7 SQ M / 6,240 SQ FT



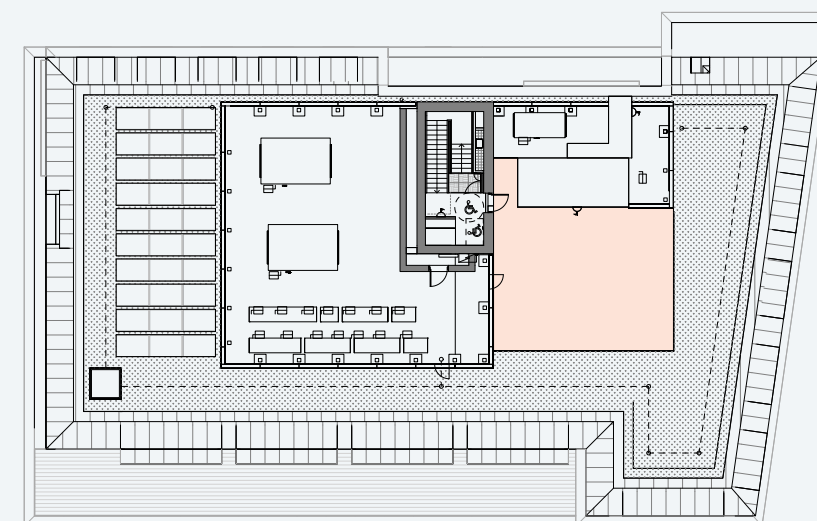
FIRST FLOOR
838.4 SQ M / 9,025 SQ FT



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



ROOF TERRACE
69.6 SQ M / 750 SQ FT

Not to scale and indicative only.

INDICATIVE LAYOUT

3RD FLOOR - 6.886 IPMS



66 WORK STATIONS

Desk sizes: 1400mm x 800mm

611 m ² 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

Contractor

Corramore www.corramore.com

Architect

Todd Architects www.toddarch.com

Structural Engineer

Taylor & Boyd www.taylor-boyd.com

MEP Engineer

Semple & McKillop www.semplemckillop.com

Sustainability Consultant / BREEAM

BPP www.bpp.energy

Fire Engineer

Fire Safety First www.firesafetyfirst.co.uk

Building Control

Socotec www.socotec.co.uk

Principal Designer

Kilcollum

Employers Agent

Consarc www.consarc-design.co.uk

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





THE
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BUILDING
BRIGHTON