



# VICTORY HOUSE

TRAFALGAR PLACE  
BRIGHTON

PRIME OFFICE SUITES  
TO LET

5,253 – 17,589 sq ft  
488 – 1,634 sq m

Up to 17,600 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

- VICTORY HOUSE
- 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



# SPACE

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.



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.



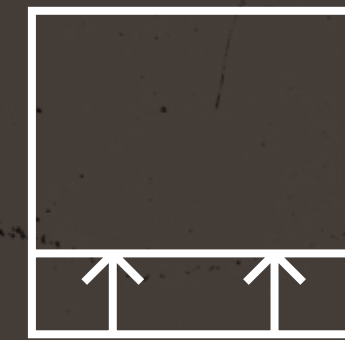
# Workspace specification



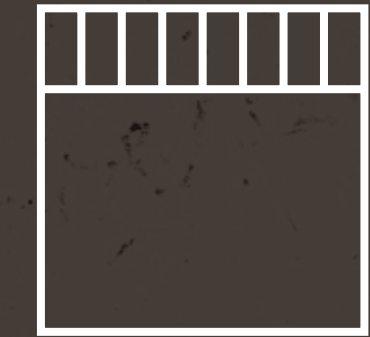
EPC B32



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 (1:1,700 sq ft approx) with new EV charging points

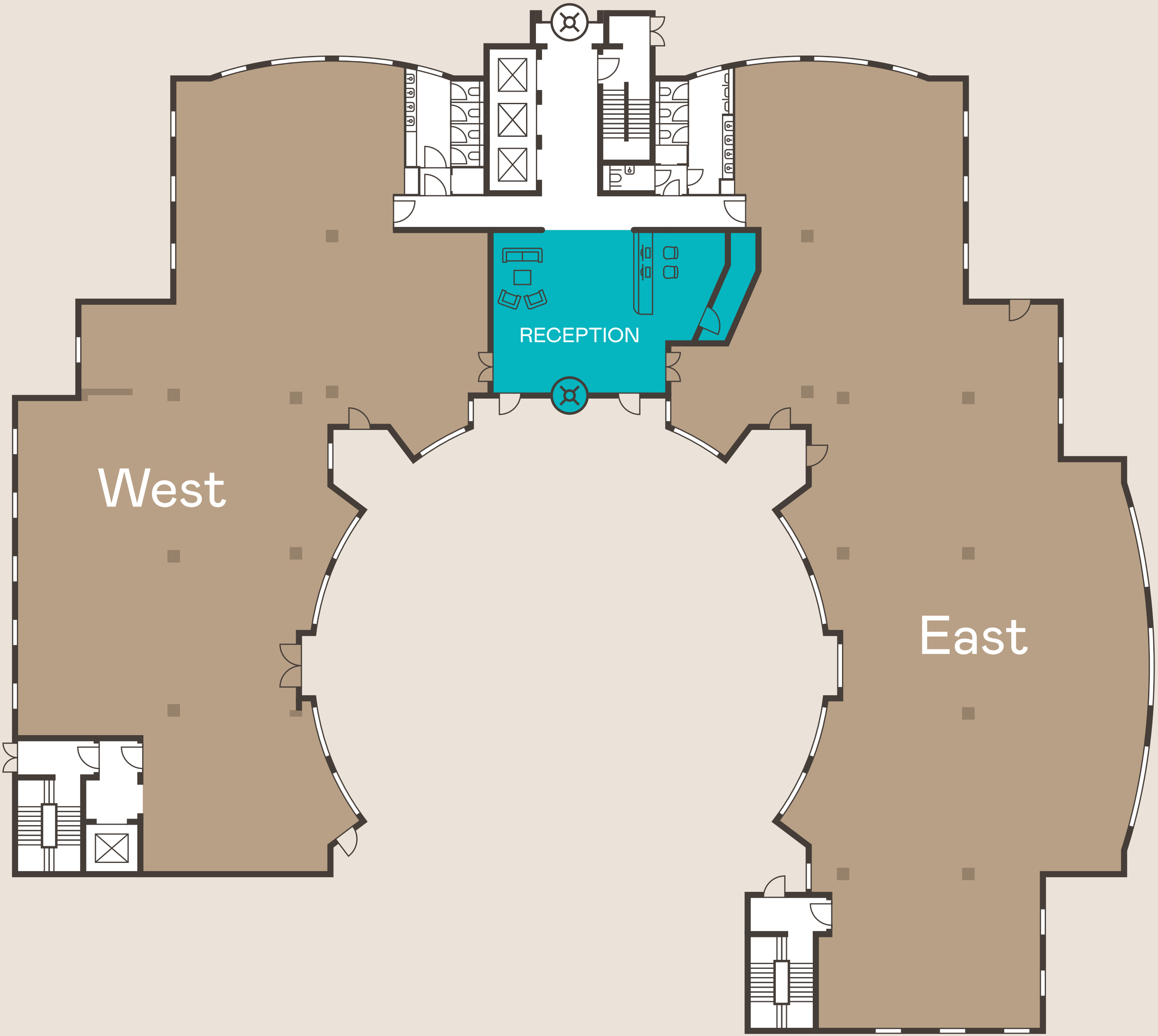


New End-of-Journey facilities: showers, lockers and cycle storage

# Ground Floor

## Availability

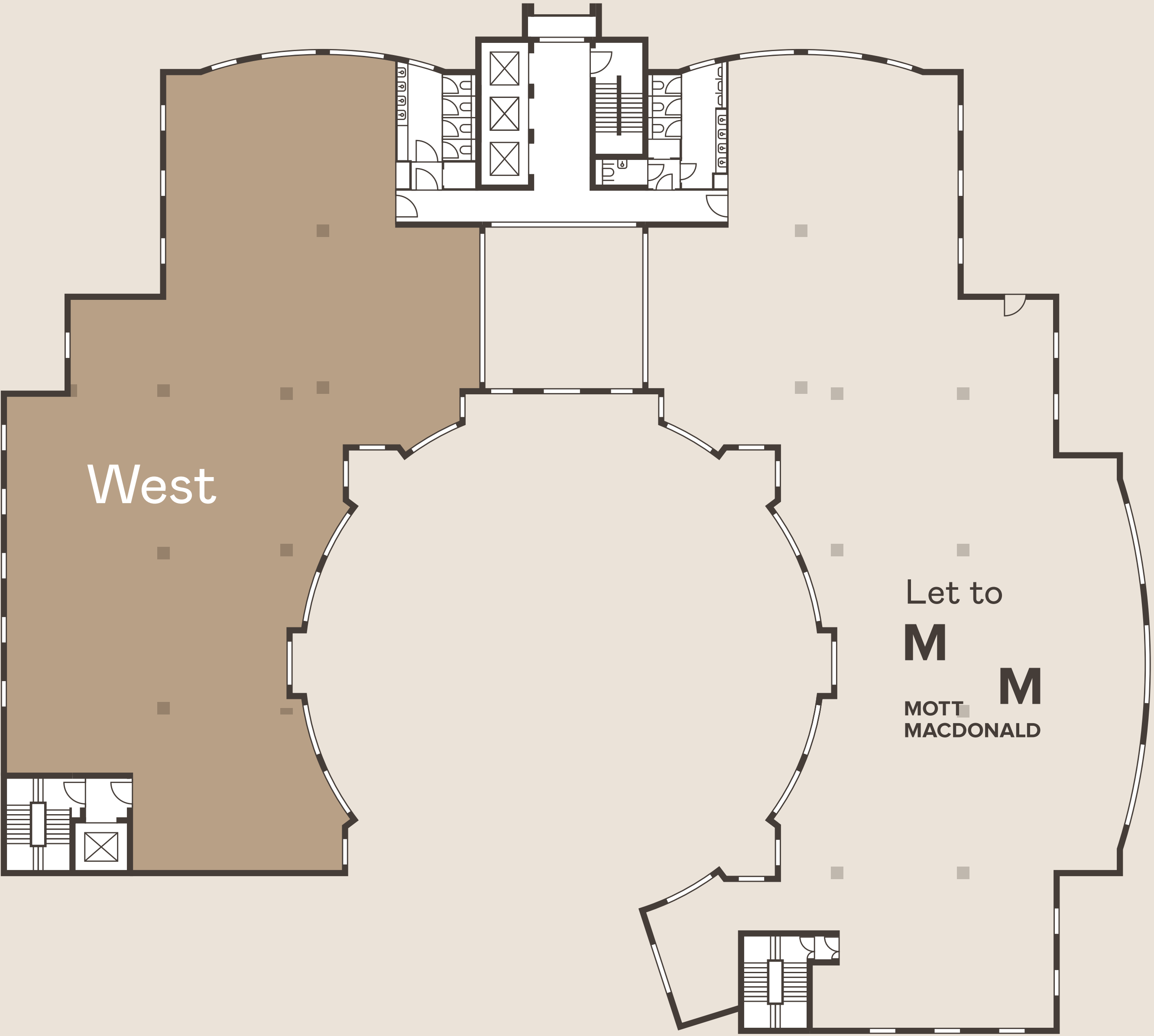
| Office       | sq ft         | sq m         |
|--------------|---------------|--------------|
| East         | 6,491         | 603          |
| West         | 5,253         | 488          |
| <b>TOTAL</b> | <b>11,744</b> | <b>1,091</b> |



# First Floor

## Availability

| Office | sq ft | sq m |
|--------|-------|------|
| West   | 5,845 | 543  |



# BRIGHTON



➔ Brighton Station

VICTORY HOUSE  
BRIGHTON

North Laine

Churchill Square  
Shopping Centre

The Lanes

Brighton Dome

The Royal Pavilion

Soho Beach House

Brighton Pier

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

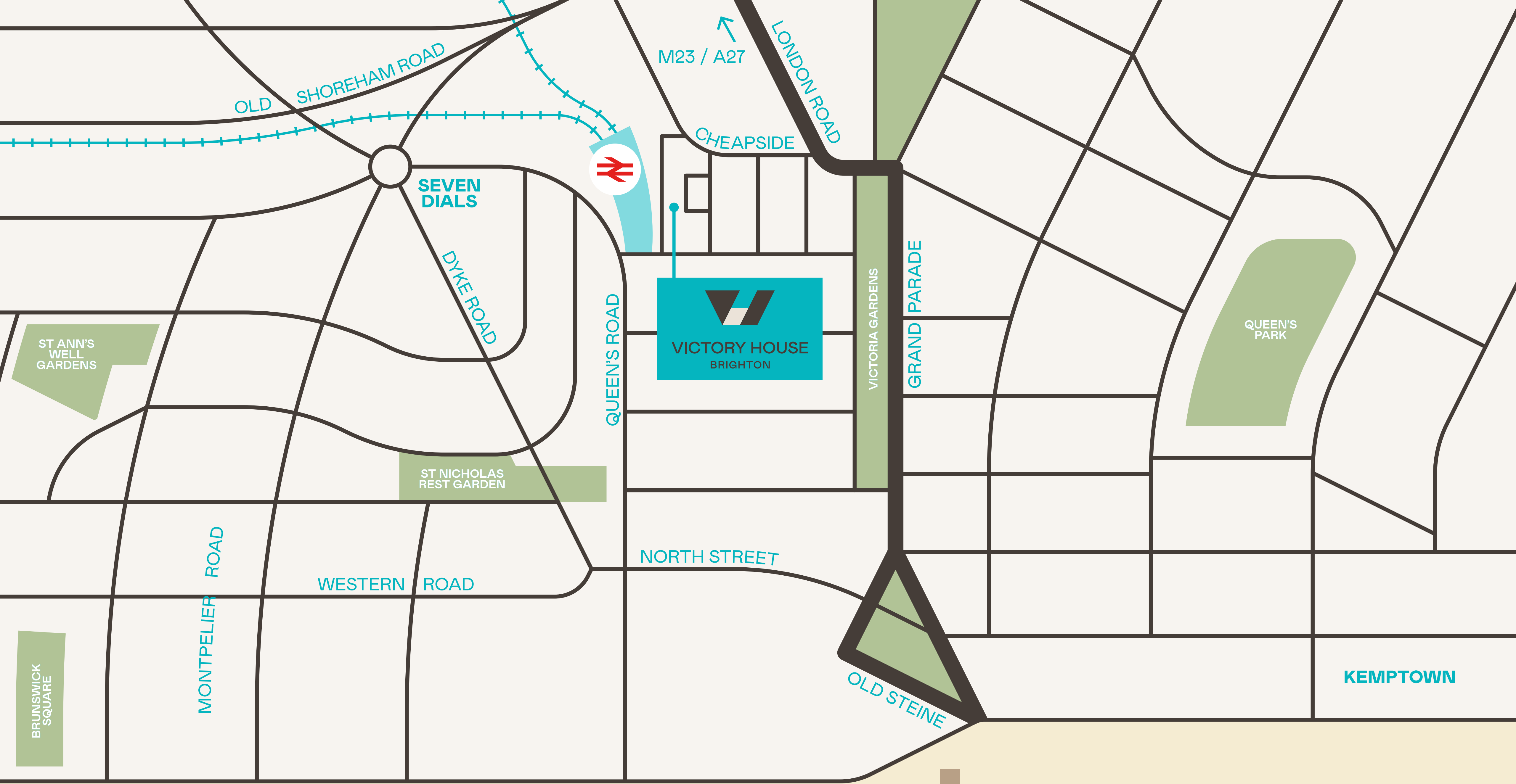


Theatre Royal Brighton



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.





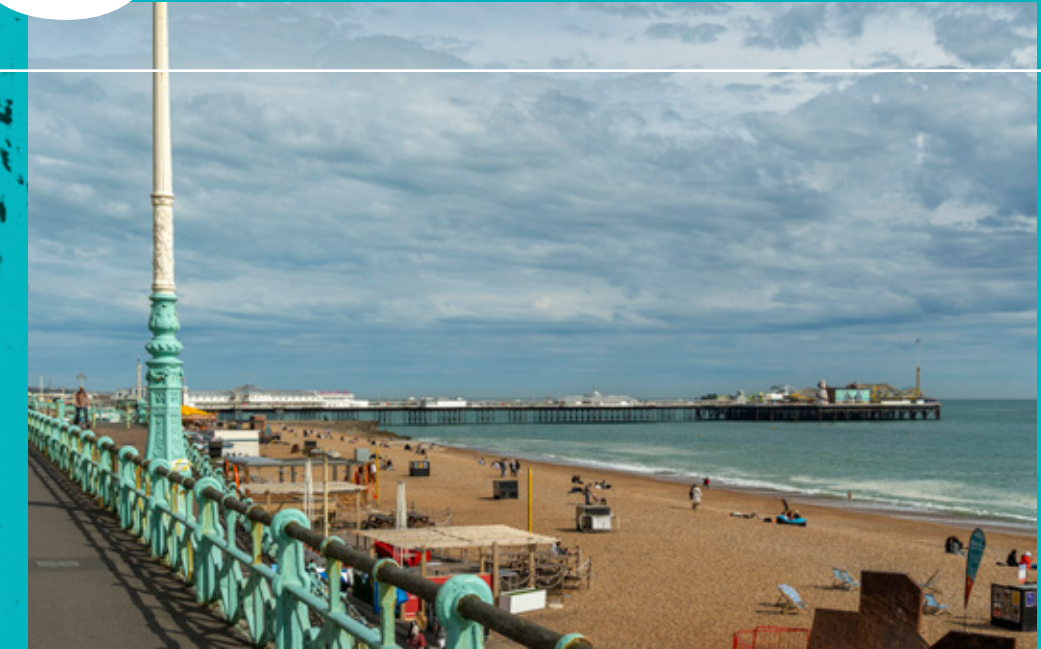


# GET MOVING

Credit: Brighton Pride by Andy Walker.

# Stretch your legs

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



Minutes

2

Brighton Station

3

North Laine

7

The Lanes

11

Pavilion Gardens

13

Churchill Square

14

Seven Dials

15

Brighton Beach

18

Preston Park

19

Brighton Pier



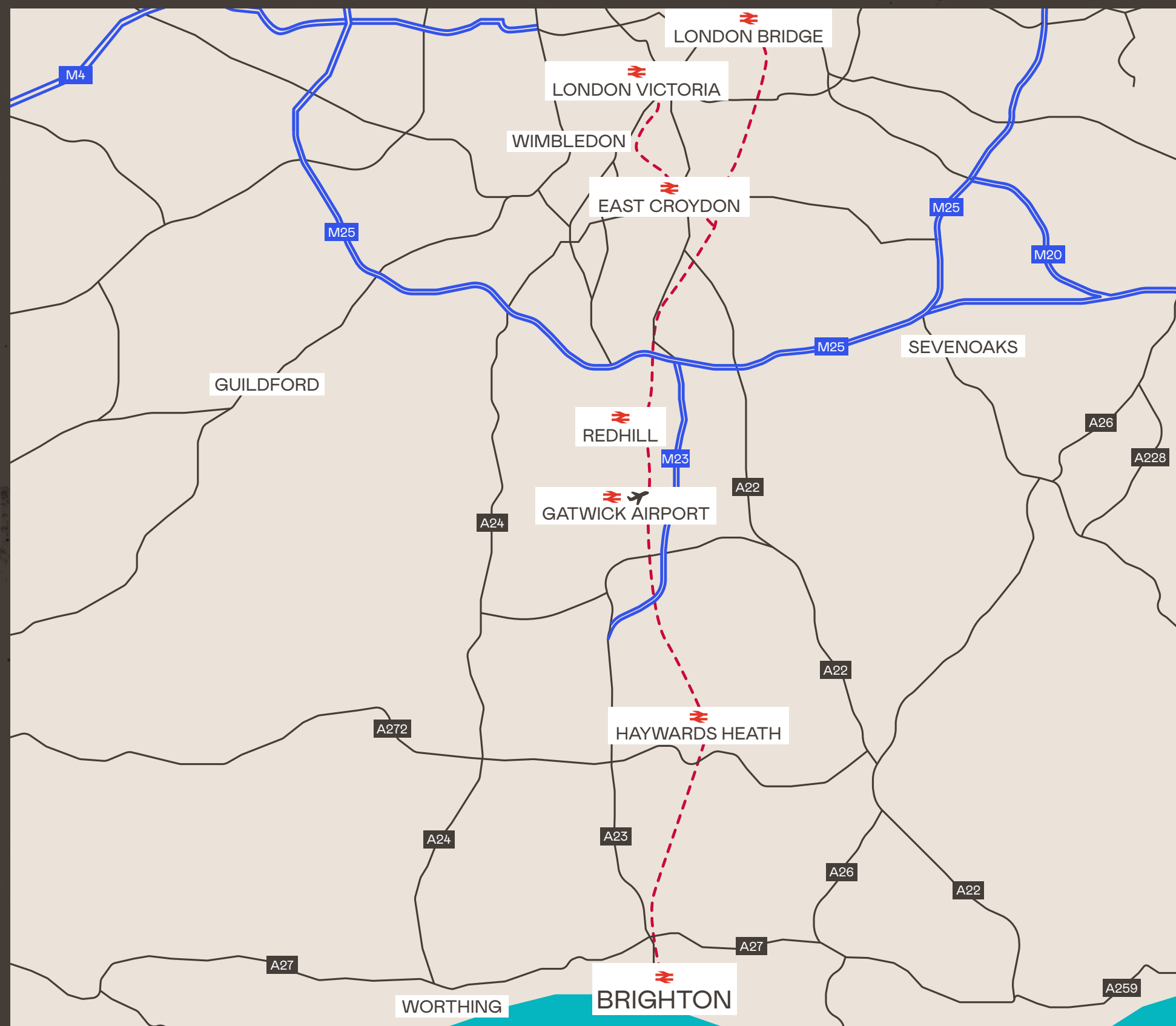
VICTORY HOUSE



WALKING TIMES

# 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](http://victoryhousebrighton.co.uk)

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Brighton, BN1 4FY

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

FOR FURTHER INFORMATION PLEASE  
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