



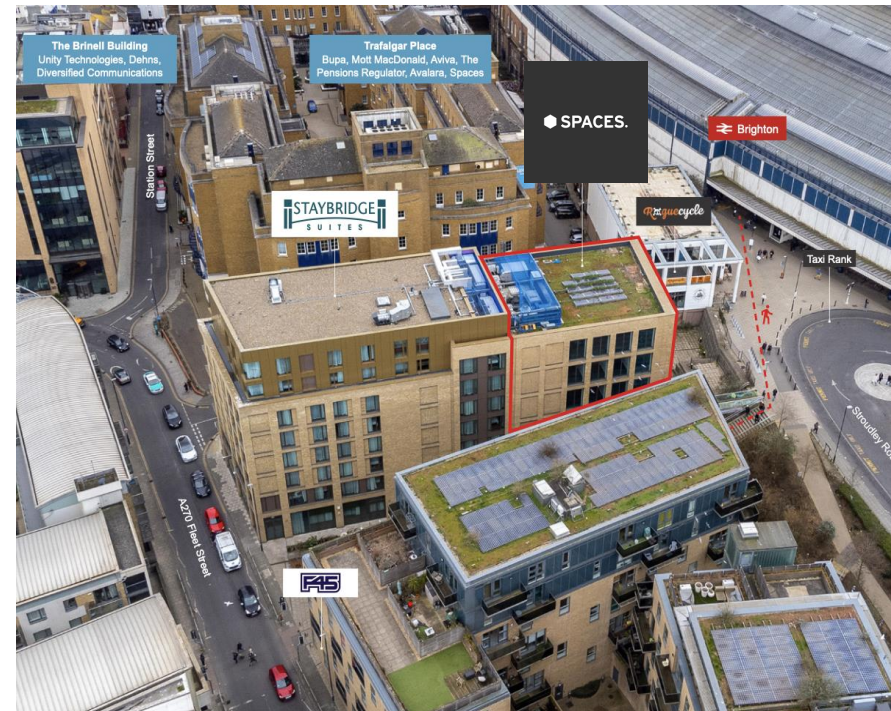
International Workplace Group

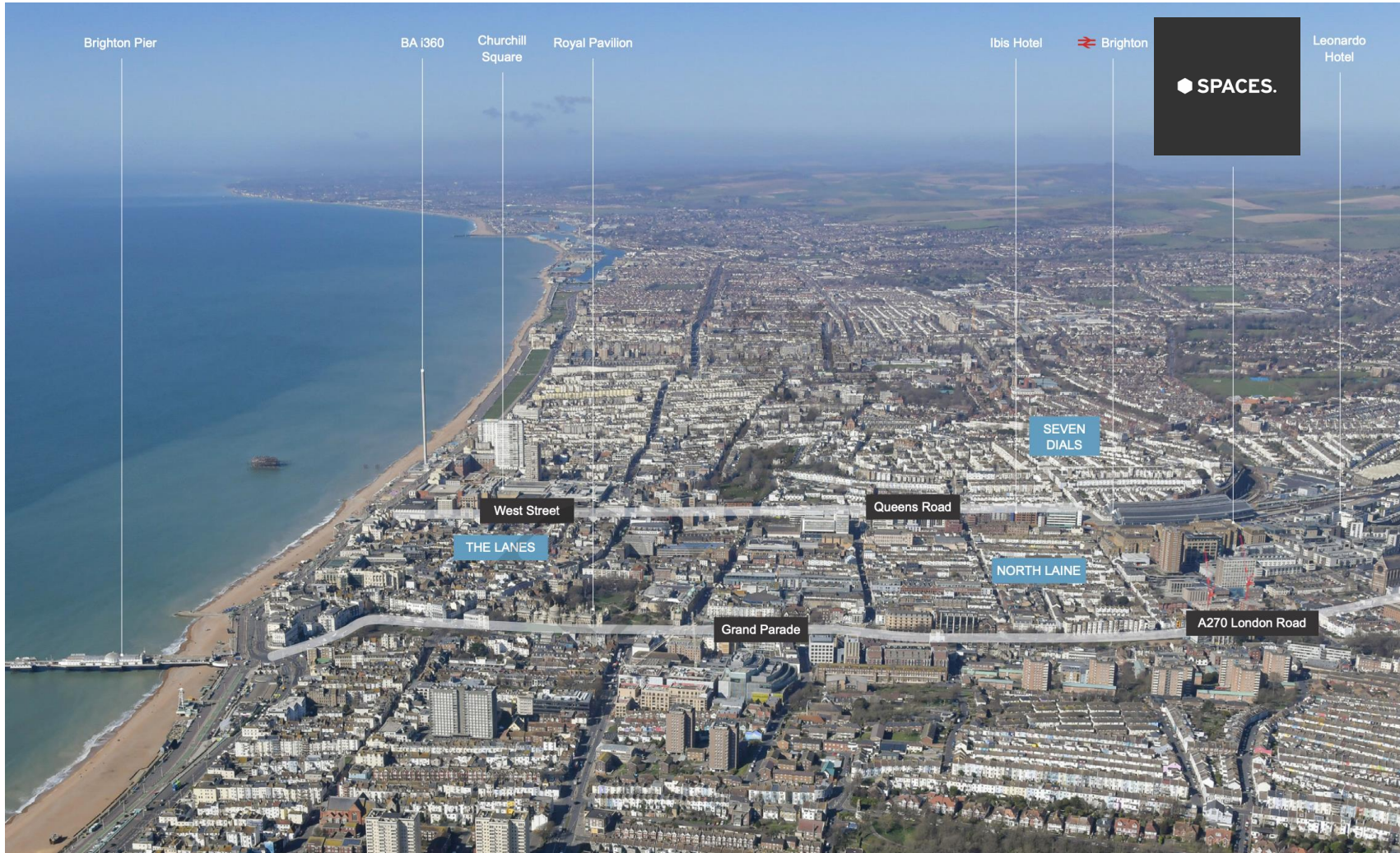


SPACES.

Welcome to SPACES Brighton New England Square

Discover our brand-new SPACES building in central Brighton. 3 Fleet Street offers HQ-style, fully self-contained office spaces right in the heart of the city.

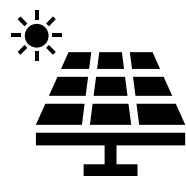




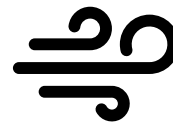
The property is located next to Brighton railway station's eastern concourse and car park, just a 2-minute walk from the station with direct pedestrian access via adjacent steps or lift. Nearby landmarks include the new 98-bedroom Staybridge Suites, the 234-room Jury's Inn, and the Brinell Building office scheme. The vibrant North Laine quarter, known for its 400+ independent shops, cafés, nightclubs, and street art, is less than a 5-minute walk south. Access to the building is via a ground floor undercroft between the Staybridge Suites and the office building, leading to New England Square and Fleet Street.



The office has been constructed as part of the mixed-use Brighton station redevelopment scheme known as New England Quarter, under planning application reference BH2010/03999. The wider scheme comprises commercial office space, hotel, residential and retail use with public square along with private and public open spaces, associated landscaping and provision of a station link including lift and stair access. The office element forms part of the south block and is attached to the hotel building, which comprises the final phase of the masterplan and opened in early 2023. The office is arranged over basement, ground and five upper floors and provides the following specification:



Photovoltaic panels on the roof offset energy consumption



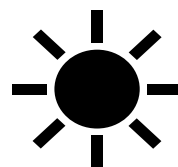
VRV air-conditioning



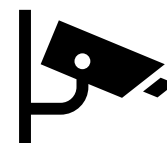
Suspended tiled ceiling incorporating LED lighting throughout



Two showers / changing facilities



Full height glazing system providing excellent natural light



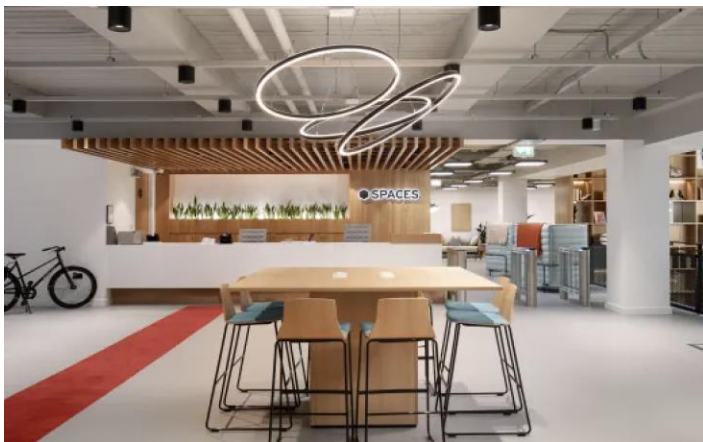
Building access control, intruder alarm, CCTV system



DDA compliant building



Unisex WCs on all floors



Surround yourself with like-minded professionals in a flagship office in the most creative city on the South Coast. New England Square in Brighton is in a dynamic business location that's easily accessible by both road and rail.

Situated in a building that emphasises openness, the high ceilings, broad floors and welcoming communal areas of this collaborative working hub are designed to inspire. Throughout, you'll find a collection of offices, meeting rooms and shared working lounges that cater specially to the modern professional.

After work, the beach is just minutes away, or you can enjoy a delicious meal at one of Brighton's many seafront cafes and restaurants.



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Signature