

THE OFFICE AT CIRCUS STREET

AJ100'S
BUILDING OF
THE YEAR
2022

AJ100

**CIRCUS
STREET**

**JUST
10,371 SQ FT
AVAILABLE**

THE OFFICE AT CIRCUS STREET
is 31,352 sq ft of Grade-A workspace
plugged into the beating heart
of Brighton's established business
network, rich talent pool and
world-renowned culture.

**Only a stone's throw from the beach,
The Lanes and North Laine, this is the new
home for businesses looking to make
the smart move post-pandemic.**

RECOGNISED BY AJ100, SUSSEX
HERITAGE TRUST AND ESTATES
GAZETTE AWARDS



31,352 SQ FT

OF BRAND NEW,
HIGHLY SUSTAINABLE
PRIME OFFICE SPACE



AT THE CENTRE
OF A THRIVING MIXED
USE CONNECTED
COMMUNITY AT
CIRCUS STREET



RIGHT IN THE HEART
OF BRIGHTON, ONE OF
THE UK'S BEST PLACES
TO LIVE AND WORK

[CLICK TO AVAILABLE SPACE & SPECIFICATION](#)

**TAKE YOUR
PLACE AT
THE HOME OF
BRIGHTON'S
BRIGHTEST**

From experienced Brighton coffee artisans White Cloud, to Japanese fine dining at concept restaurant FUMI, to South East Dance's state-of-the-art studio, up and running with a rolling programme of performances, Circus Street is proving the place to be for Brighton's brightest.



WOLFOX
ORGANIC COFFEE ROASTERS

Brighton success story the Wolfox Collective is bringing Japanese-inspired fine dining to Circus Street in the shape of FUMI, an exciting and versatile new concept restaurant.

Located on the ground floor of The Office, FUMI offers morning coffee, breakfast and brunch as well as sushi and bento box lunches. In the evening, it transforms into a stylish fine-dining Japanese restaurant.

The perfect place for hosting a morning meeting, grabbing a bento box on the go for lunch, or entertaining clients into the evening with the full flavours of Japan.



SOUTH EAST DANCE

The Dance Space – a state-of-the-art dance studio and community hub, and Brighton's first ever purpose-built dance house – provides much-needed creation, rehearsal and performance space for professional dance artists, and is open to the whole community with a year-round programme of classes, workshops and events.



WHITE CLOUD

The brainchild of former elite cyclist Craig Pitt and triathlete Phil Grundy, Brighton-based White Cloud Coffee have built their business around buying great coffee from sustainable sources around the world and supplying it to homes, cafés and offices.

White Cloud's 1,130 square foot flagship Circus Street café offers indoor and outdoor seating for up to 40 people, serving coffee and delicious food for breakfast, brunch and lunch.



ELECTRIC SQUARE
A KEYWORDS STUDIO

ELECTRIC SQUARE

Brighton based Electric Square have taken the first and second floors of The Office as they continue to expand their industry-leading studio. Part of the Keywords Group, they are the brains behind Assassin's Creed (oculus platform) and Battlefield 2042.



HYVE

Managed hosting providers Hyve – Brighton's 'Company of the Year' 2021 – have taken the top two floors of the Office for their expansive global headquarters.

One of Brighton's brightest businesses, fast-growing and on a continuous recruitment drive, Hyve have been featured in The Sunday Times Profit Track 100 list as a 'One to Watch'.



WORK FROM A NEW PERSPECTIVE

WORK FROM A NEW PERSPECTIVE

The Office at Circus Street features 31,352 sq ft of Grade-A workspace across 6 floors, a glazed penthouse office with a wrap-around sea view terrace, WiredScore Platinum rating, a city-leading sustainability score (BREEAM “Excellent”), secure cycle storage with showers and an artisan coffee shop and other amenities on the ground floor.

THE OFFICE AT CIRCUS STREET



Sea views from the penthouse terrace, 6th floor



Reception, The Office at Circus Street

THE OFFICE AT CIRCUS STREET



3rd floor



Views from the penthouse terrace, 6th floor





A PLACE WITH A NEW PERSPECTIVE

THE OFFICE AT CIRCUS STREET

THE OFFICE AT CIRCUS STREET

AWARD-WINNING ARCHITECTURE

Already an award-winning Brighton design icon, sensitively woven into the urban grain of the city, Circus Street has not only been granted top honours by the Sussex Heritage Trust in the large scale residential award category, but has been named AJ100 Building of the Year 2022. Praised by judges for its handling of massing and scale, which one judge said was ‘dealt with deftly and sensitively’, for the ‘big and simple spaces’ of the office and workplace interiors, and for the ‘wonderful’ dance venue.

“Winning the Architects’ Journal ‘Building of the Year’ celebrates the rebuilding of this area as one of the best developments across the entire nation. It’s also testament to the hard work of the architect, shedkm, the developer U+I and key partners of the city council, such as South East Dance and the University of Brighton.”

CLLR PHÉLIM MACCAFFERTY
Leader, Brighton & Hove City Council



The Orchard, featuring 20-year old semi-mature crab apple trees underplanted with wildflowers, designed by J&L Gibbons

The public square centrepiece is a totem by multi-disciplinary artist Christopher Baxter



Sculptural bollards designed by internationally-acclaimed artist Sir Antony Gormley



THE OFFICE AT CIRCUS STREET

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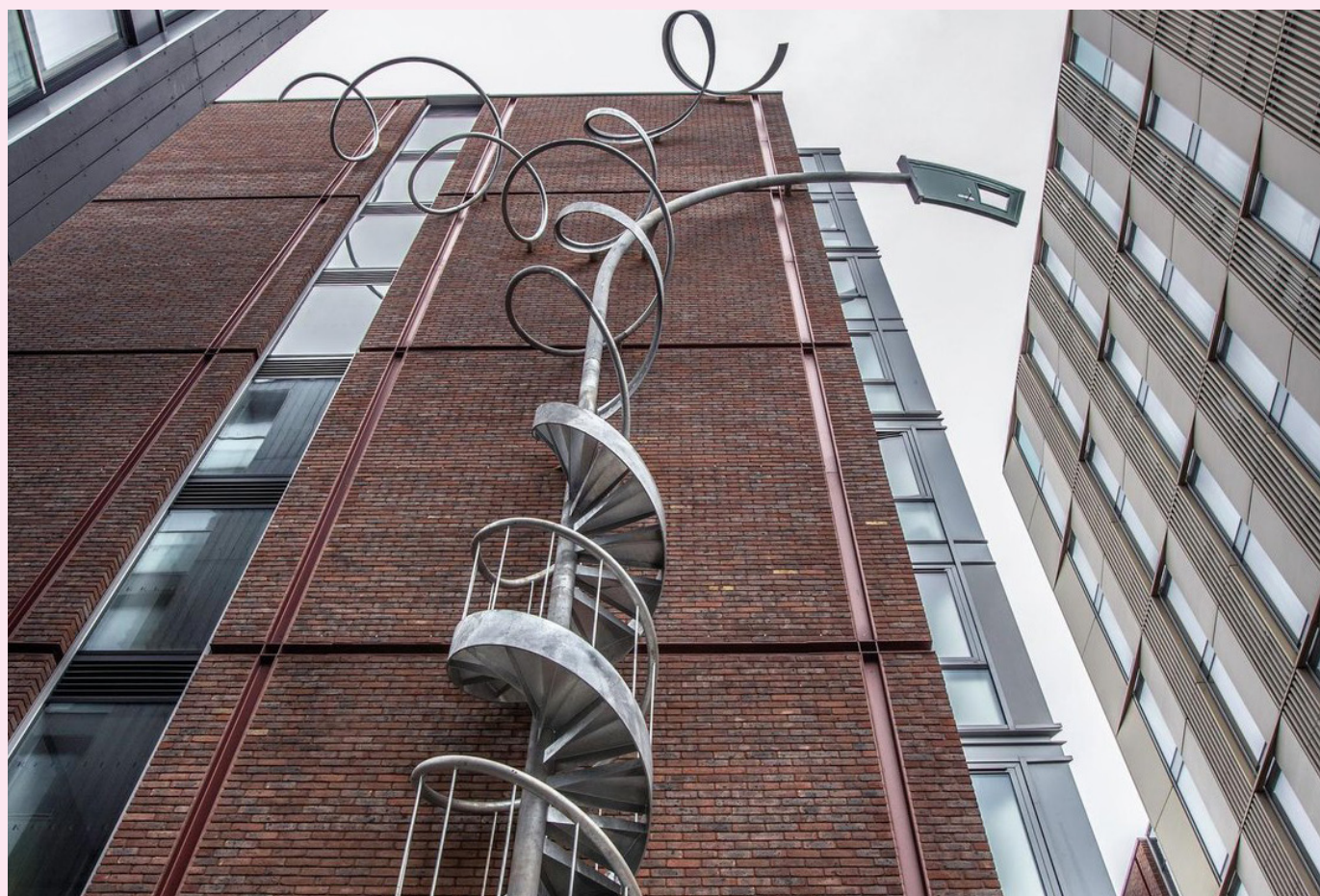
THE ART OF CIRCUS STREET

A whole host of specially-commissioned pieces from top British artists have been unveiled at Circus Street, part of a programme of works celebrating art, movement and dance.

Alex Chinneck's ambitious new sculpture, 'A Spring in Your Step', explodes over Circus Street's central courtyard, a stone's throw from a huge mural of stampeding horses by Brighton-based street artist AROE, and the entrances to the scheme are adorned with sculptural bollards, the brainchild of the internationally-acclaimed Antony Gormley, a former teacher at Brighton College of Art.



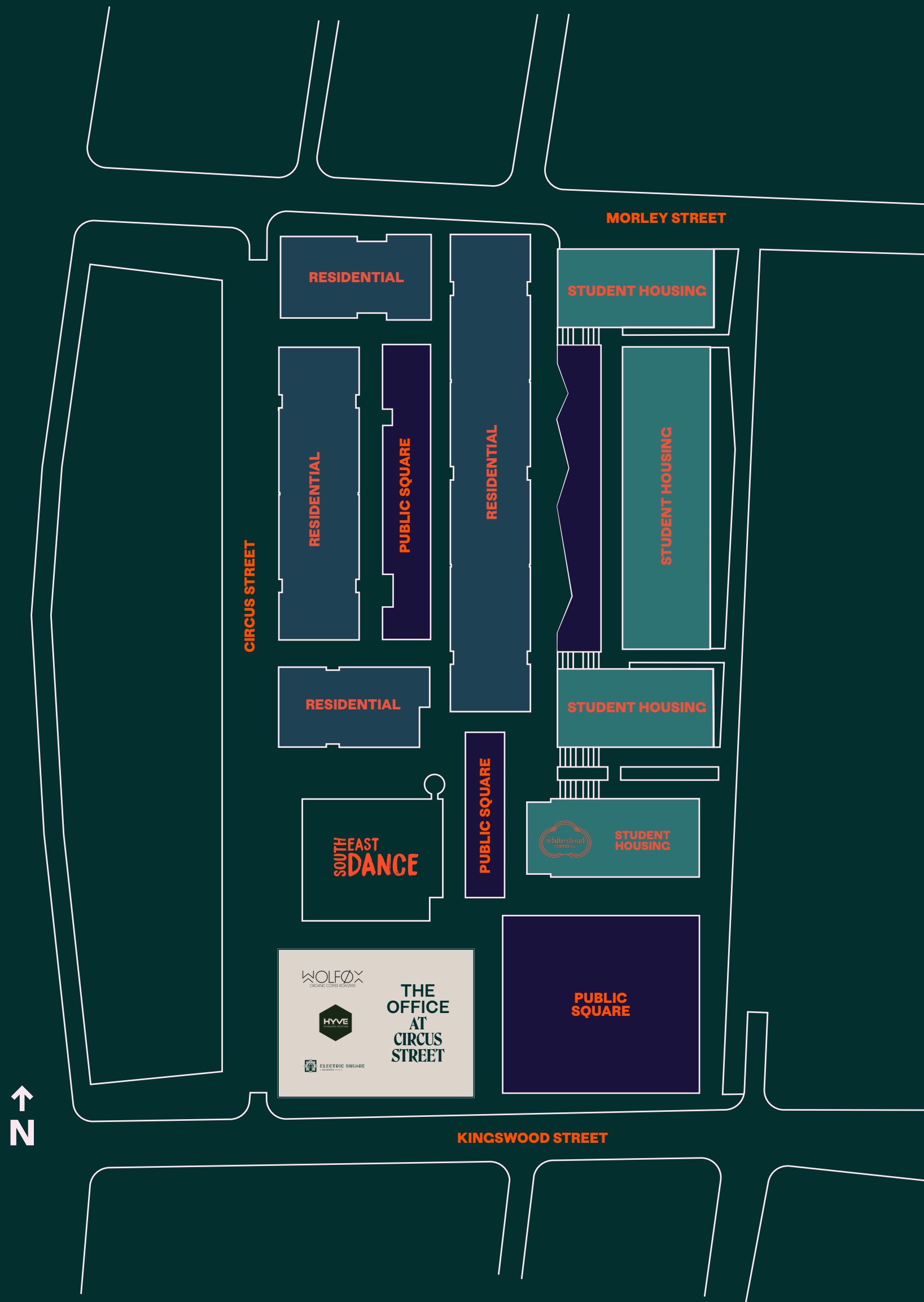
ANTONY GORMLEY - SCULPTURAL BOLLARDS



ALEX CHINNECK - A SPRING IN YOUR STEP



AROE - STAMPEDING HORSES



PART OF A NEW HOME FOR BRIGHTON'S BRIGHTEST


31,352 SQ FT
OF GRADE A
OFFICE SPACE


142
NEW HOMES
FOR RENT


NEW HOME
FOR CREATIVE,
DIGITAL AND
TECH FIRMS


NEW PUBLIC
GREEN
SPACES


AN ECLECTIC RANGE
OF INDEPENDENT
SHOPS, FITNESS,
CAFES AND
RESTAURANTS


14,000 SQ FT
DANCE SPACE
AND EVENTS


450
STUDENT
BEDROOMS


ALL WOVEN
TOGETHER AROUND
REGENCY-ERA
STREET PATTERNS


DESIGNED BY
AWARD WINNING
ARCHITECTS
SHEDKM

The Office at Circus Street sits at the gateway to Brighton's newest cultural quarter, looking out over a green public square, and next to a cultural events hub and dance space – the first of its kind in Brighton. Completing the mix are 142 new homes, 450 student bedrooms, two further public squares and an eclectic range of independent shops, cafés and restaurants.

The Office at Circus Street is designed by award-winning architects, shedkm.



THE OFFICE AT CIRCUS STREET

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A photograph of two circus performers in a ring. On the left, a man with a beard and a brown bowler hat stands in a white tank top and red and yellow leggings. On the right, a woman in a brown sequined outfit and a pink feathered headpiece is in a dynamic pose with her mouth open. The background is dark with ropes hanging from above. The text 'BRIGHTON FROM A NEW PERSPECTIVE' is overlaid in large white letters.

BRIGHTON FROM A NEW PERSPECTIVE

BRIGHTON FROM A NEW PERSPECTIVE

Circus Street couldn't be more plugged in to the beating heart of Brighton. Not only a stone's throw from the beach, life on the Lanes, the city centre's incredible shopping and leisure offer, and moments from Brighton University, the Royal Pavilion and Brighton Museum & Art Gallery, Circus Street is set to become a new cultural quarter in its own right, with a ground floor brought alive by thriving independent cafés, restaurants, studios and workshops, not to mention an innovate new dance space, home to the internationally acclaimed South East Dance company.



BRIGHTON PIER



PAVILION GARDENS



BRIGHTON BEACH HOUSE



NORTH LAINE SHOPPING



ROYAL PAVILION & THE DOME



THE LANES



BRIGHTON UNIVERSITY



THE i360 VIEWING TOWER

ONE OF THE UK'S BEST PLACES TO LIVE AND WORK

Brighton already has a well-established reputation as one of the UK's best places to live and work and 'happiest places' – as well as one of the UK's most entrepreneurial cities, according to Lloyds.



BRIGHTON STATION

THE OFFICE AT CIRCUS STREET




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BE AT THE HEART OF CONNECTED BRIGHTON

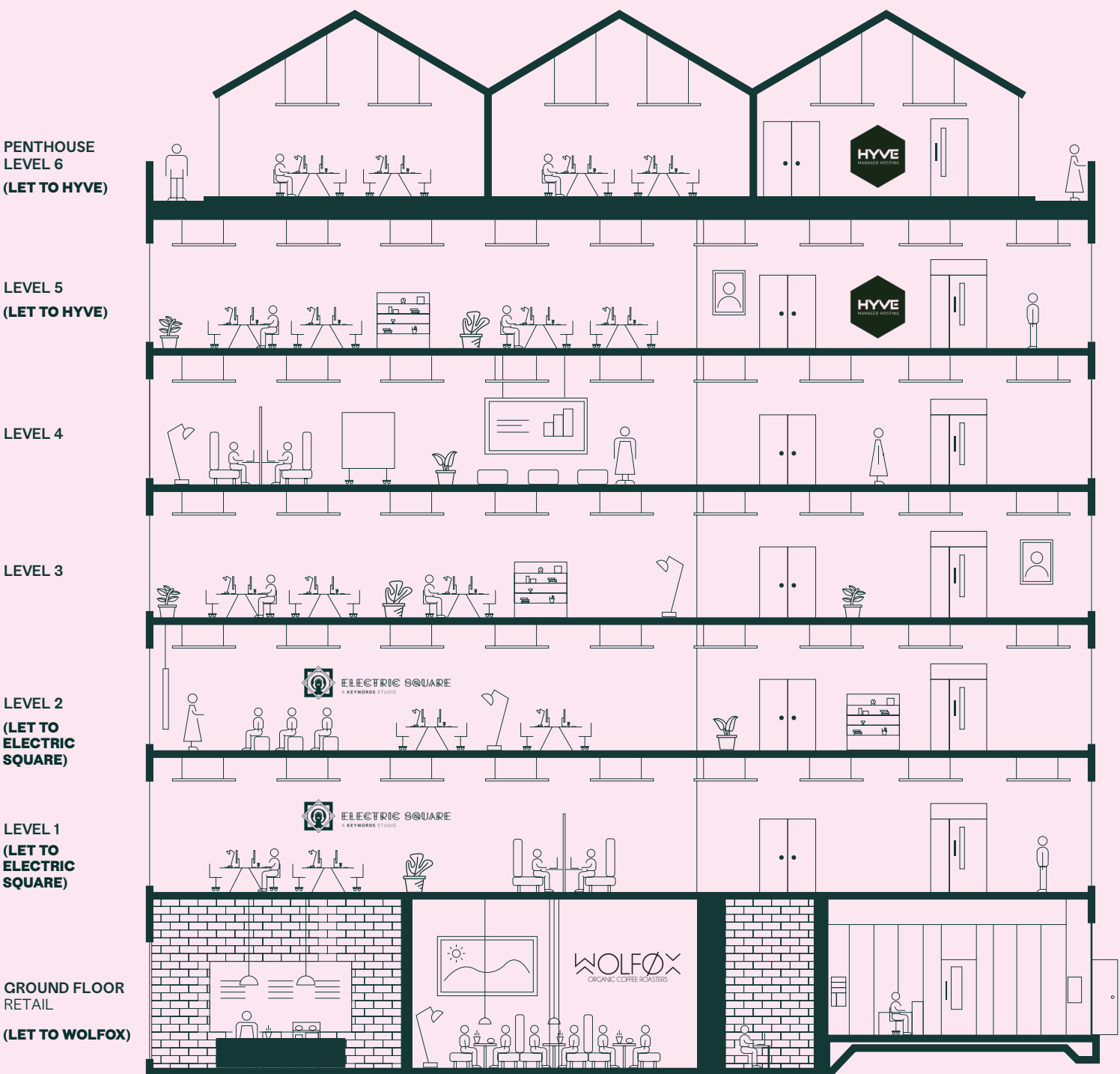


AVAILABLE SPACE

THE OFFICE AT CIRCUS STREET

FLOOR	SQ M	SQ FT
 SIXTH FLOOR TERRACE (LET TO HYVE)	LET	LET
SIXTH (LET TO HYVE)	LET	LET
FIFTH (LET TO HYVE)	LET	LET
FOURTH	481.9	5,187
THIRD	481.6	5,184
 SECOND (LET TO ELECTRIC SQUARE)	LET	LET
 FIRST (LET TO ELECTRIC SQUARE)	LET	LET
RECEPTION	–	–
 GROUND – RETAIL (LET TO WOLFOX)	LET	LET
TOTAL OFFICE SPACE AVAILABLE	963.50	10,371

Measured on an IPMS 3 basis in accordance with the RICS Professional Statement: RICS Property Measurement (2nd Edition) 2018.

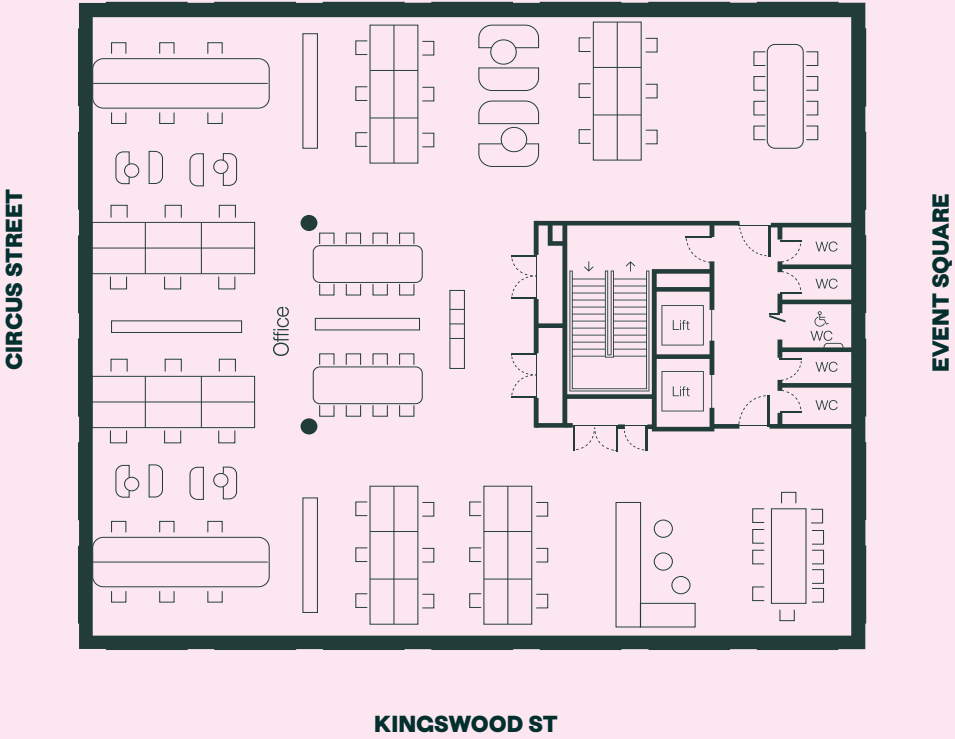


THE OFFICE AT CIRCUS STREET



INDICATIVE CGI OF AN EXAMPLE FIT-OUT

TYPICAL LEVEL 1-5



FLOOR 1
OFFICE 5,188 SQ FT (482 SQ M)

FLOOR 3
OFFICE 5,184 SQ FT (481.6 SQ M)

FLOOR 5
OFFICE 5,179 SQ FT (481.1 SQ M)

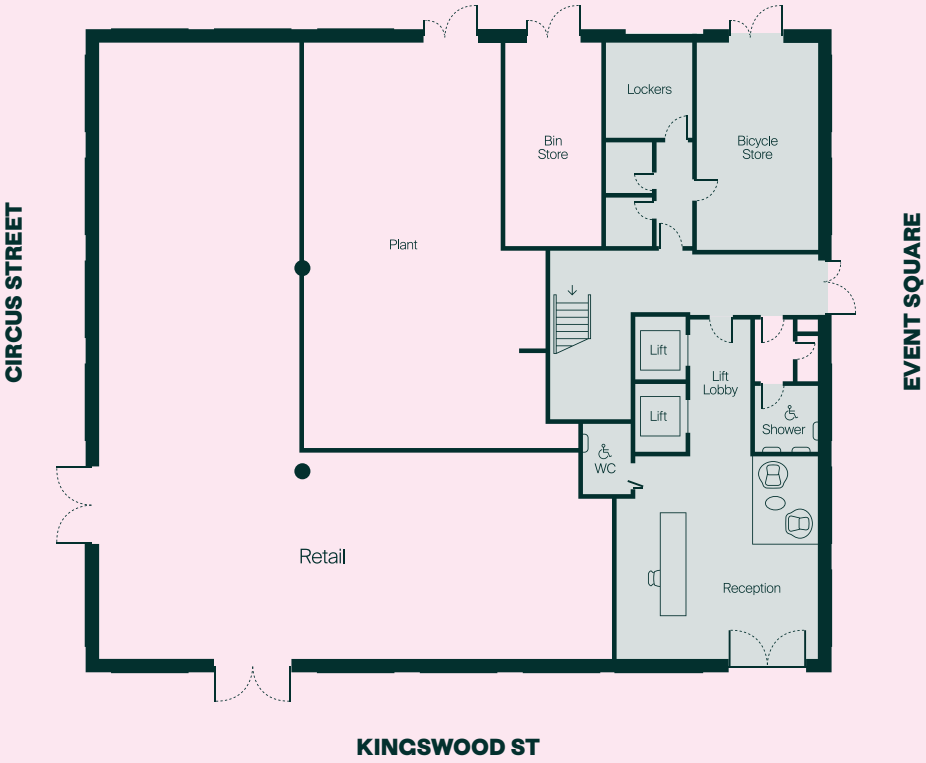
FLOOR 2
OFFICE 5,188 SQ FT (482 SQ M)

FLOOR 4
OFFICE 5,187 SQ FT (481.9 SQ M)



GROUND FLOOR

(LET TO WOLFOX)



RETAIL 2,475 SQ FT (280 SQ M) **RECEPTION** 546 SQ FT (50.7 SQ M)

BUILDING HIGHLIGHTS



GRADE-A WORKSPACE
Tall windows, high ceilings, no-compromise workspaces



EPC RATING
Energy performance certificate rated B



SUPERB SUSTAINABILITY
BREEAM “Excellent” rated, making it among the leading buildings for low-impact materials, land use, energy consumption and waste recycling



GO UNDERGROUND
Leave your car in one of 17 secure parking spaces, with approximately 50% electric vehicle charging provision



SCALE UP
There’s approximately 5,000 sq ft of space on each of the main office floors. Stretch out, grow your business



PLUGGED IN COMMUNITY
Prime position in Brighton’s brightest new neighbourhood, alongside South East Dance, start-ups, pop-ups and university students



UNRIVALLED DATA & COMMS
WiredScore Platinum development. The highest standard attainable globally for digital connectivity



RACK ‘EM UP
Internal cycle storage spaces mean bikes are safe and sound



GET FRESH
Early start? Late finish? Use the showers and changing rooms to revive the body beautiful

OUTLINE SPECIFICATION

OCCUPATIONAL DENSITY
– 1 person per 8 sq m (floors 1–5)
– 1 person per 10 sq m (floor 6)

TOILETS
– 5 per typical floor, 2 on the 6th floor

RAISED ACCESS FLOORS
– Metal raised access floor with 150mm floor void

PARKING
– 7 car parking spaces available in secure under croft car park

AIR CONDITIONING
– Comfort cooling with VRF fan coil units with 100% fresh air ventilation

SERVICES
– Ceiling mounted services designed to be exposed

TERRACE
– 6th floor wrap-around terrace with city & sea views

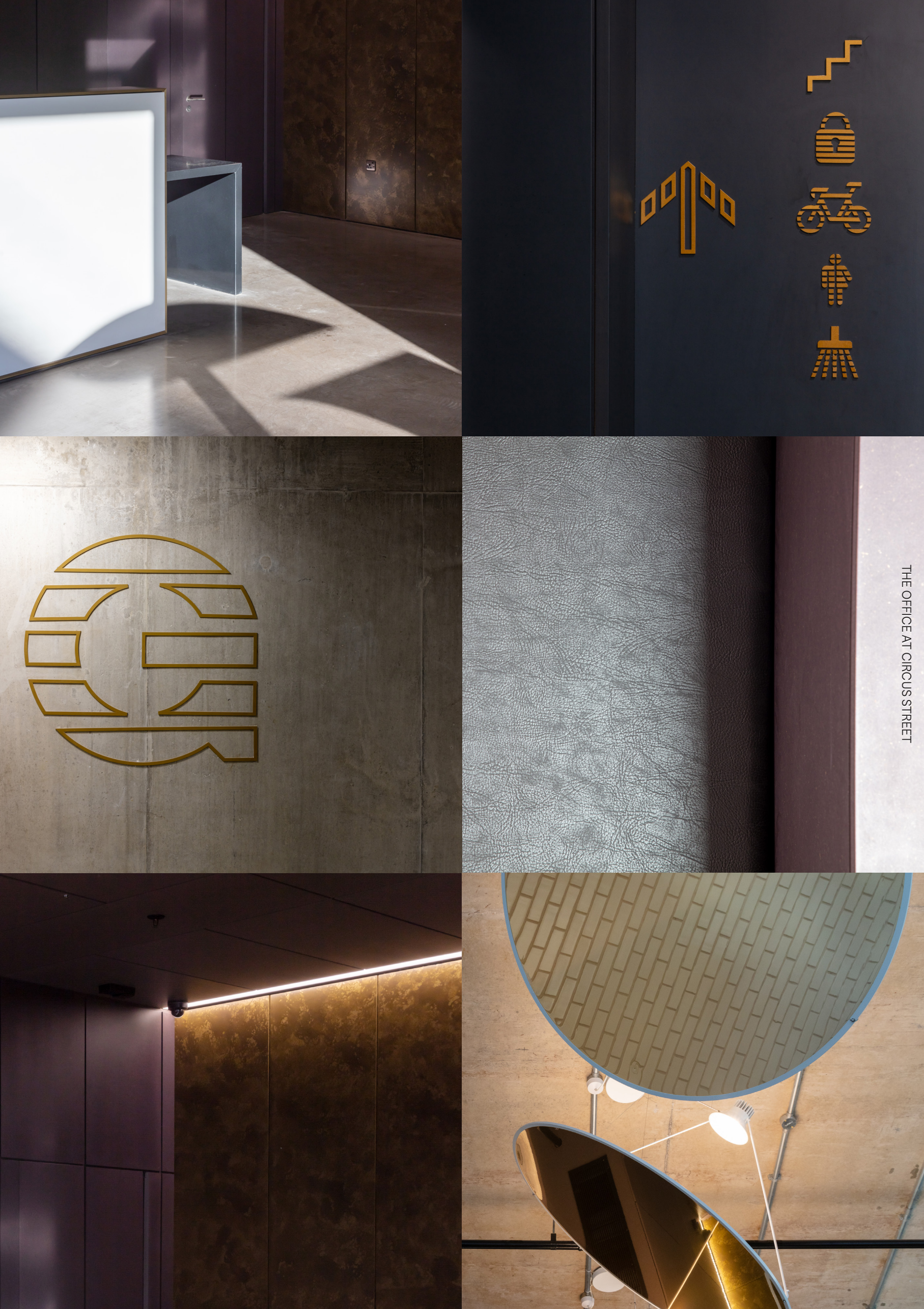
OFFICE LIGHTING
– High efficiency LED lamp sources
– PIR detection and DALI dimmable controls

FLOOR TO CEILING
– 3250mm (floors 1-5)
– Up to 4750mm (floor 6)

SHOWER PROVISION
– 2 x shower and changing facilities at ground level

SECURITY
– Access control to external doors and office floors

CYCLE STORAGE
– Cycle store fitted with 17 stainless steel Sheffield Stands





PRESTON BARRACKS, BRIGHTON



MORDEN WHARF, GREENWICH



MAYFIELD, MANCHESTER



ESCAPE TO FREIGHT ISLAND, MAYFIELD, MANCHESTER



THE LIBERTY OF SOUTHWARK, BOROUGH MARKET



THE OLD VINYL FACTORY, HAYES

YOU WILL KNOW US BY THE PLACES WE CREATE

At U+I ‘thoughtful regeneration’ is in our DNA. We exist to make the lives of people better and to unlock value for all. Imaginative, meaningful mixed-use places create proud, thriving communities. They are good for people and society, good for the economy and good for our business.

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ALL ENQUIRIES PLEASE CONTACT THE JOINT SOLE AGENTS:



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