

# NAPIER

TRAFALGAR PLACE





# WELCOME TO NAPIER

36,000 sq ft of Best in Class refurbished workspace at Brighton's premier office address. Napier provides HQ style, fully self-contained office space in the heart of the city.



Reception



Royal Pavilion

The Lanes

Theatre Royal

Brighton Dome

North Laine

Churchill Square shopping centre

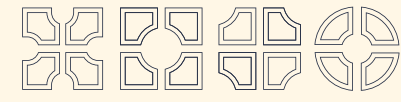
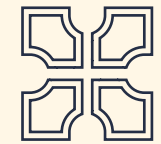
i360

TRAFALGAR PLACE  
BRIGHTON

The Old Steine

Brighton Station





# TRAFALGAR PLACE

BRIGHTON

A thriving business campus just moments from Brighton train station, offering amenity rich, best-in-class office space as both CAT A and plug & play.

Now benefiting from comprehensive refurbishment focussed on user experience and sustainability, Trafalgar Place is the largest purpose built office scheme in Brighton, with floor plates designed to suit all occupiers.

## SPACES.

Spaces chose Trafalgar Place as the perfect Brighton location

## 20+

Join a community of 20+ occupiers from gaming to finance

## £12M

Refurbishment delivering best-in-class workspace and sustainability

## 24/7

Secure tenant access to support flexible working







# THE BUILDING

NAPIER

NAPIER HOUSE	
4	IQVIA
3	
3	Avalara







Breakout space

Explore a range of fitted options tailored to suit your unique business needs. Enjoy the convenience of plug & play office space, equipped with cutting edge technology as well as communal breakout space, perfectly suited for collaboration.

# SPACE TO GROW

Elevate your workspace with our diverse range of fitted choices

Conference facility

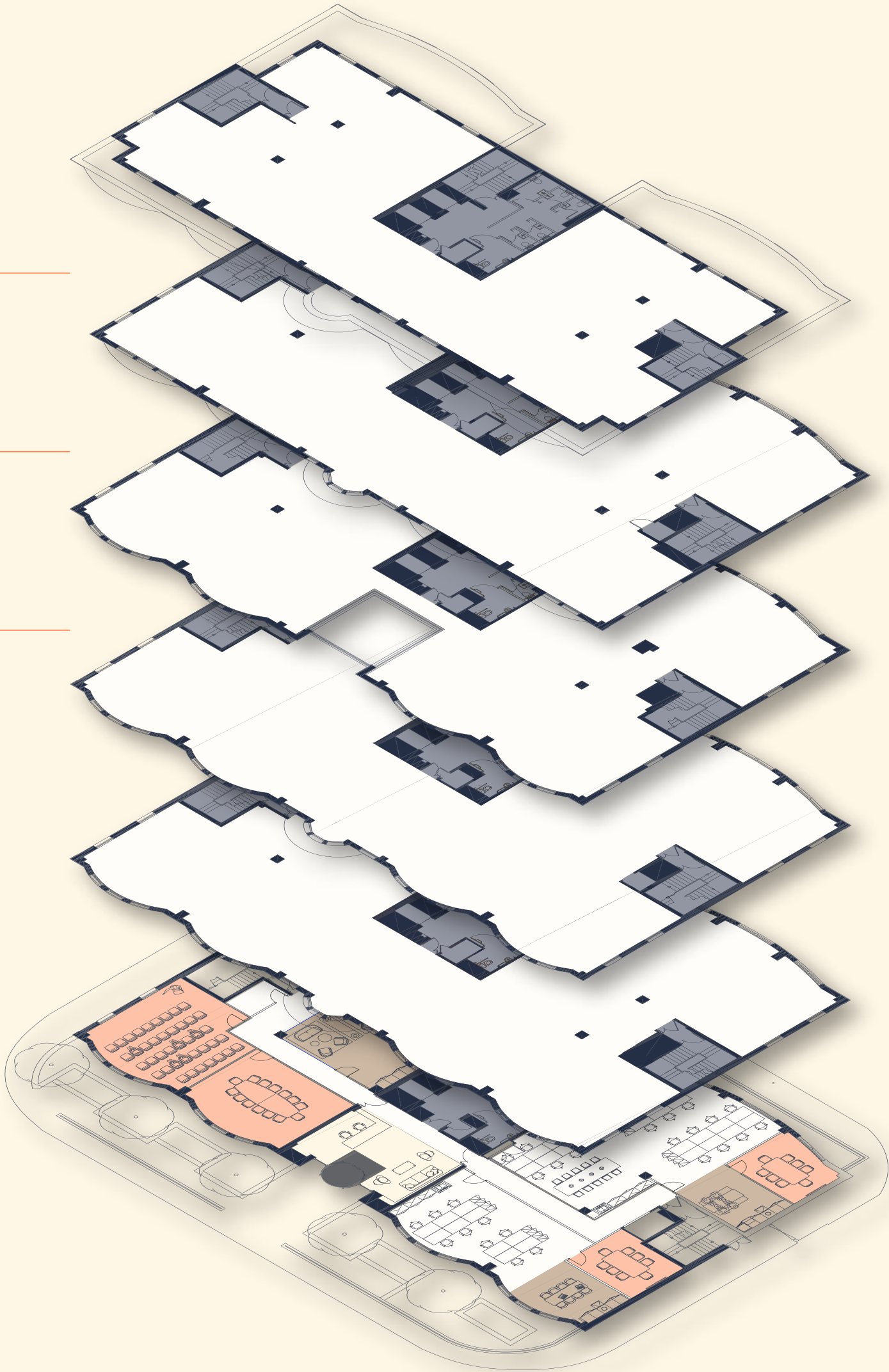






# ACCOMMODATION

	SQ FT	SQ M
5	4,489	417
4	6,356	591
3	6,501	604
2	6,469	601
1	6,189	575
G	5,823	541
TOTAL	35,833	3,329







Reception







# PLANS

# G

FITTED

5,823 sq ft (541 sq m)

- 1 x reception
- 1 x meeting room
- 1 x cleaner's cupboard
- 1 x multipurpose room

FULLY FITTED SPACE - 1,033 SQ FT

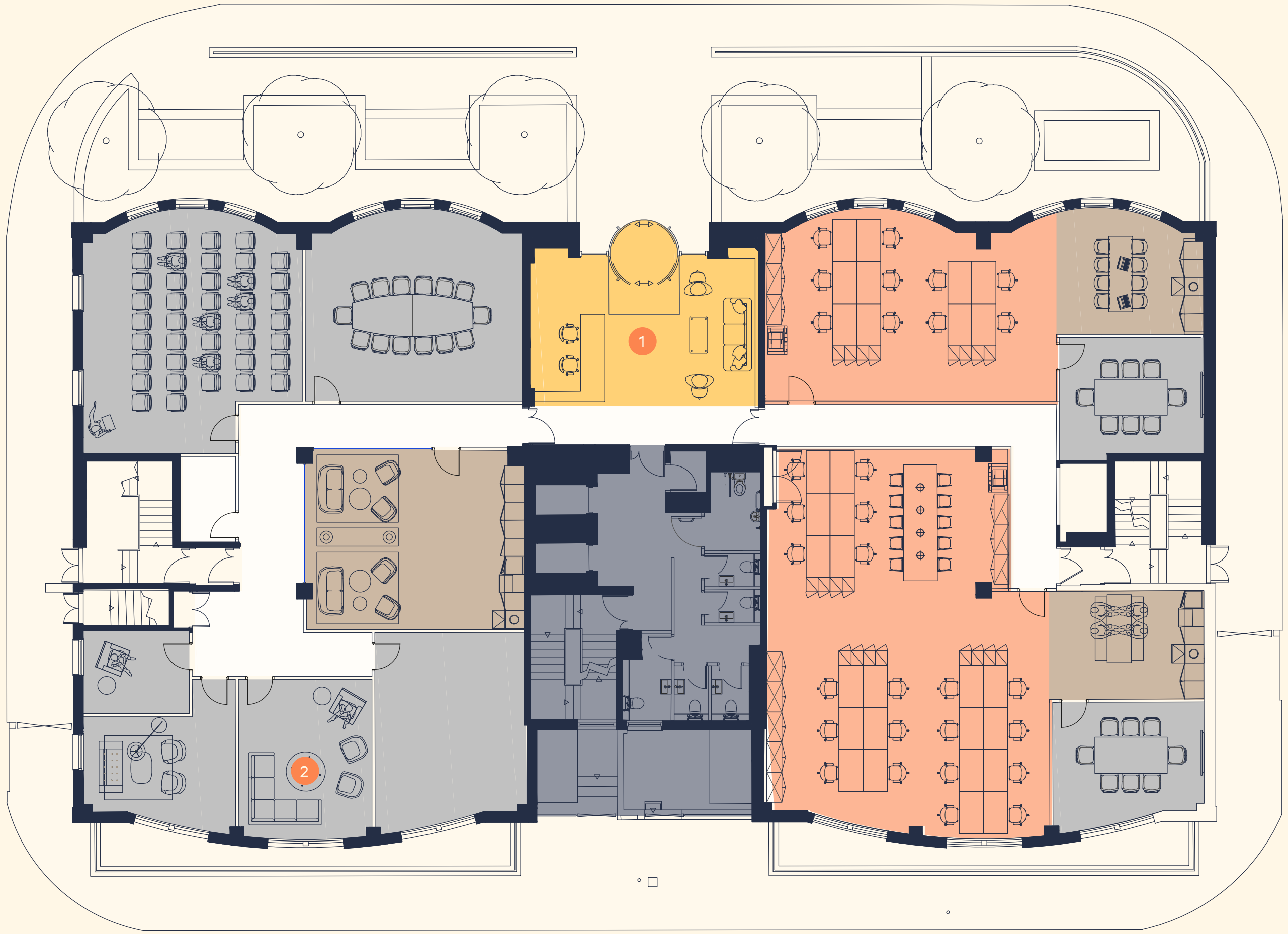
- 1 x teapoint
- 1 x meeting room (8)
- 1 x print
- 10 x desks
- Occupancy = 1:9

FULLY FITTED SPACE - 1,614 SQ FT

- 1 x teapoint
- 1 x meeting room (8)
- 1 x print
- 10 x hot desks
- 20 x desks
- Occupancy = 1:7.5

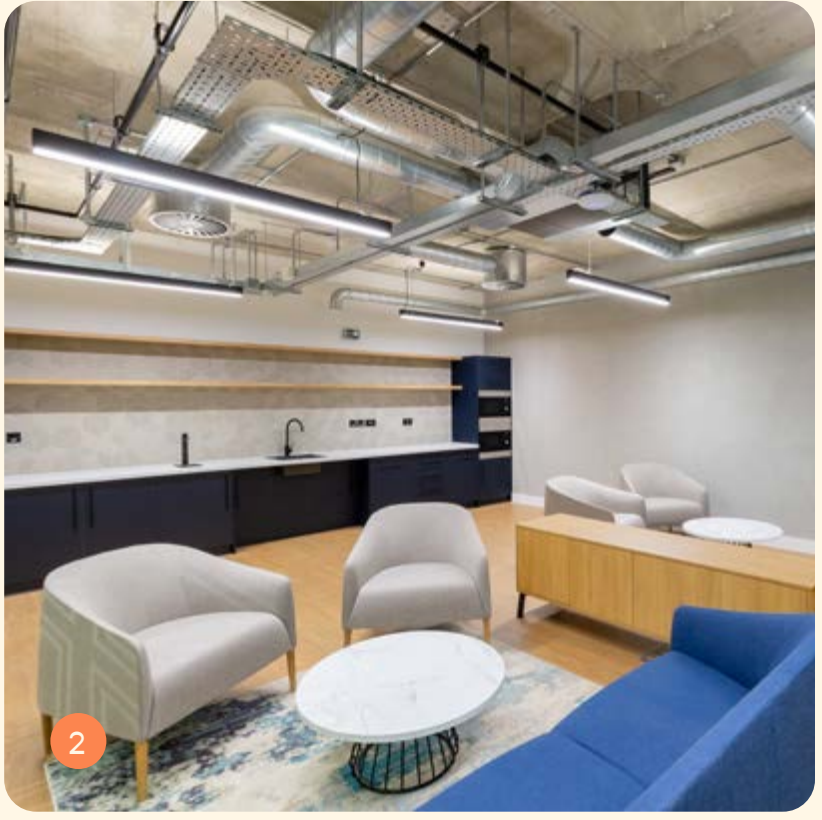
WELLNESS SPACE - 1,399 SQ FT

- 1 x multipurpose room
- 1 x staff teapoint
- 1 x wellness room
- 1 x quiet room
- 1 x lactation room



KEY

- Reception
- Breakout/communal
- Core



Plans not to scale. For indicative purposes only.







# PAUSE FOR A MOMENT

Breakout space

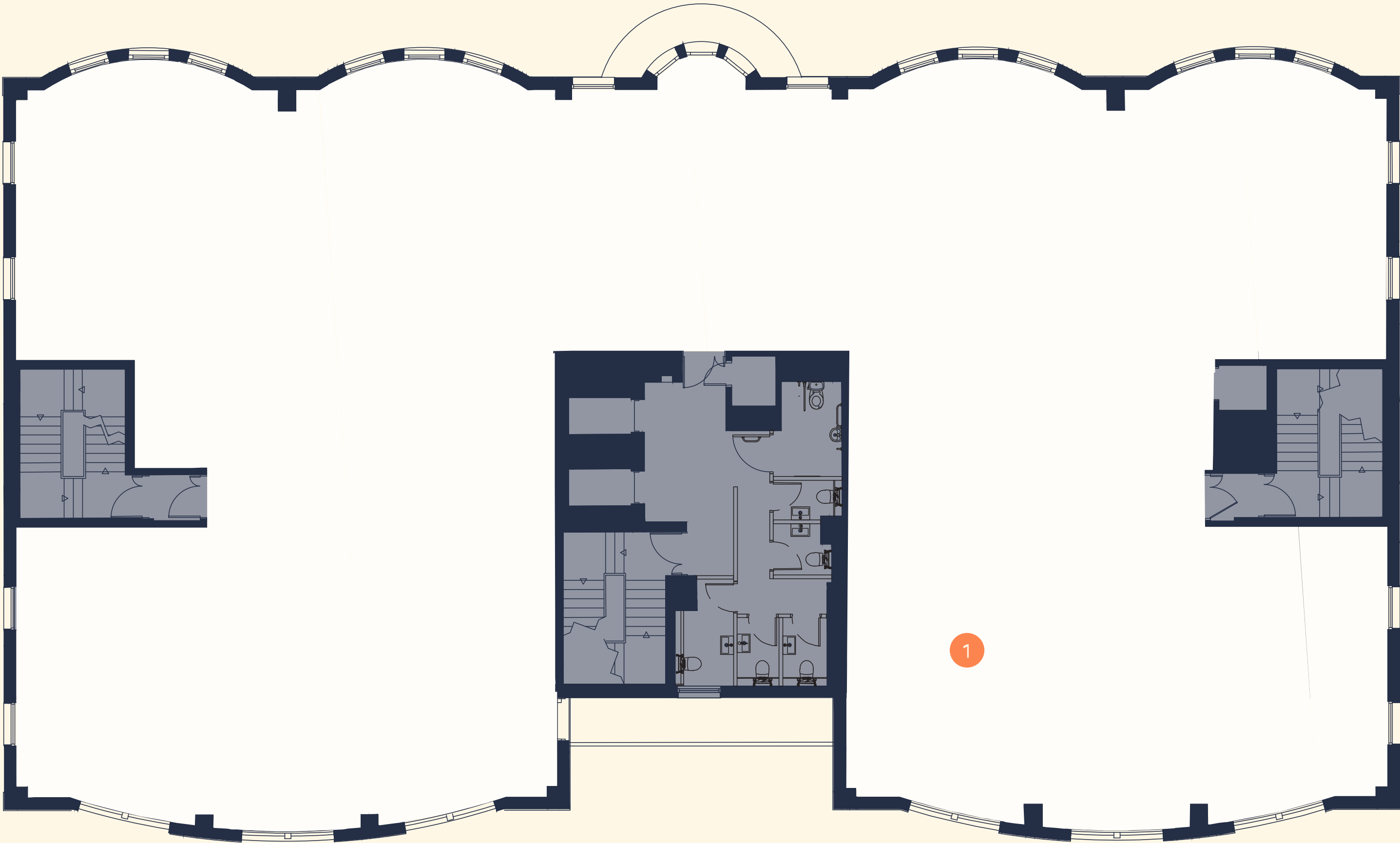
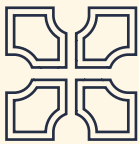


PLANS

1-4

CAT A

6,189 - 6,356 sq ft



Plans not to scale. For indicative purposes only.







DESIGNED TO WORK

Fitted floor

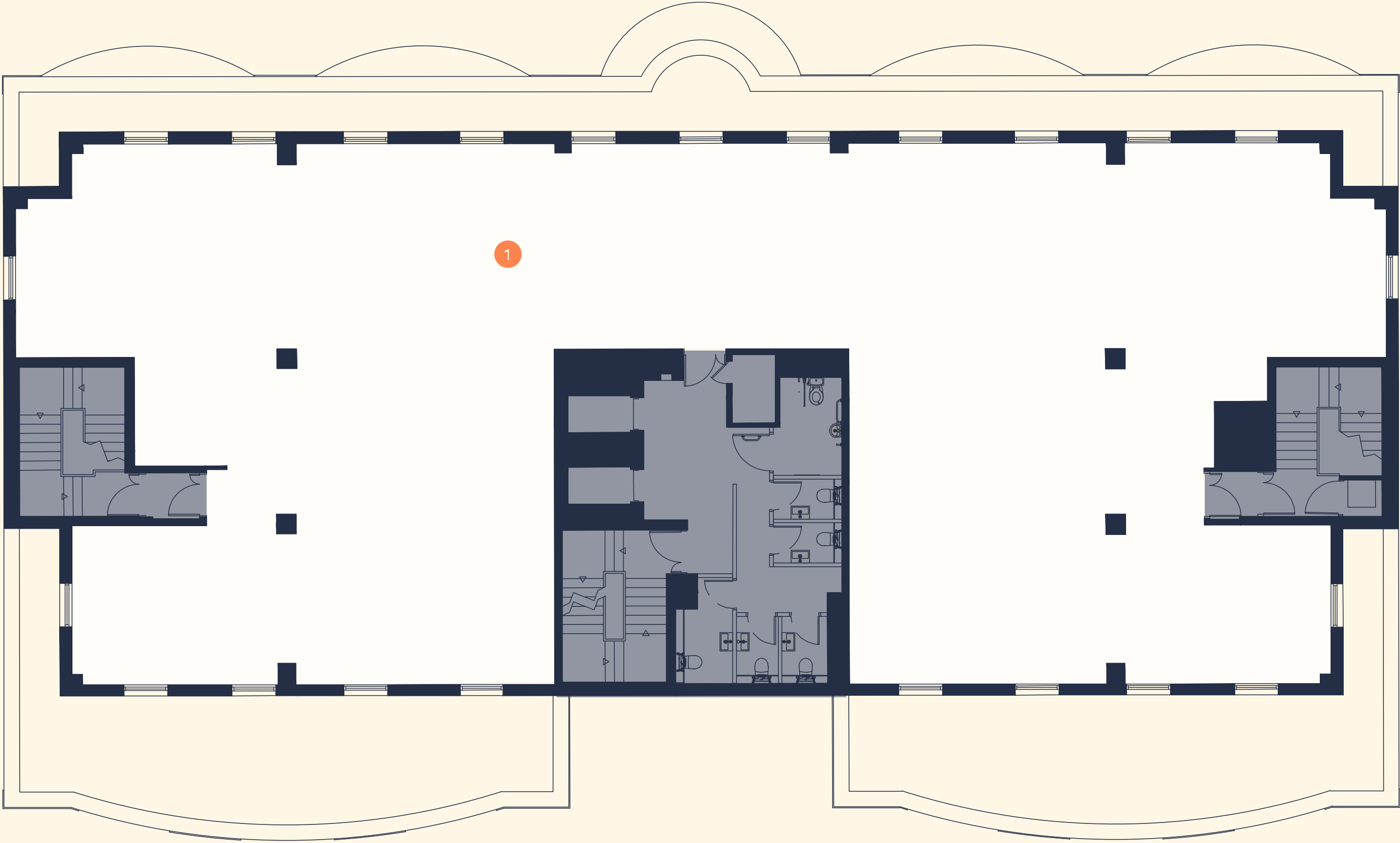
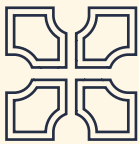


# PLANS

5

CAT A

4,489 sq ft (417 sq m)



KEY

- Office
- Core

Plans not to scale. For indicative purposes only.







Exposed services and expansive glazing give the spaces an open and inviting feel





Conference room

WORK WELL





# SUSTAINABLE WELLBEING



**BREEAM**  
Excellent



**Fitwel**  
2 Star



**AirRated**  
Certified



**ActiveScore**  
Gold Award



**EPC**  
A rating

Credentials that encourage a sustainable work/life balance while ensuring the office space runs at optimal efficiency.





# HQ SPECIFICATION



Gym with 24/7  
key card access



Reception with  
concierge



Shower & changing  
facilities



New Air VRV  
air conditioning



Secure cycle  
storage



Wellness  
Rooms



LED lighting



Exposed  
services



Fully accessible  
raised floors



Secure basement  
parking



Plug &  
play suites

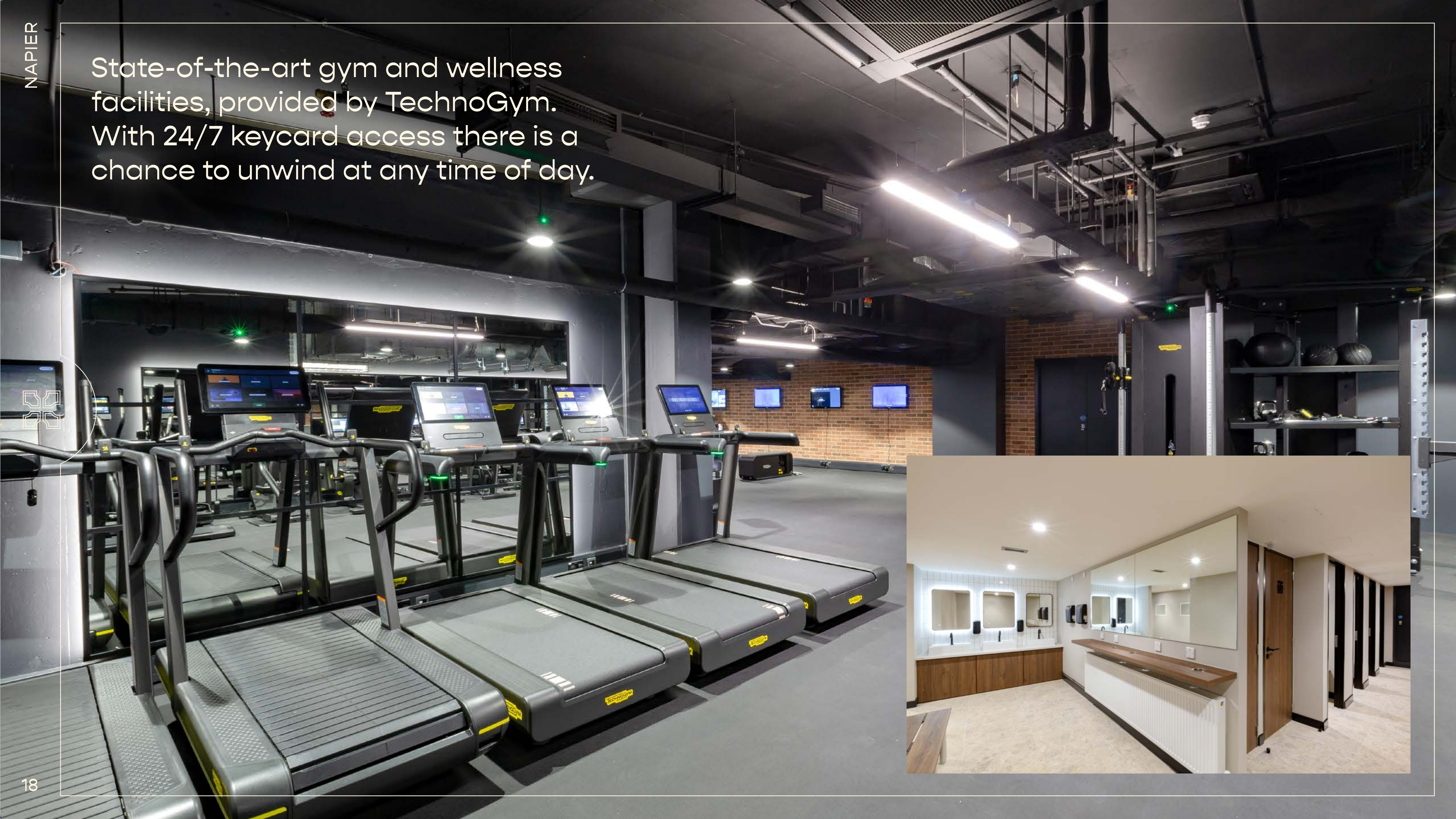


Presentation  
Room

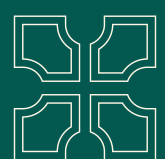
The building's specification has been re-imagined to cater  
for the requirements of today's occupier



State-of-the-art gym and wellness facilities, provided by TechnoGym. With 24/7 keycard access there is a chance to unwind at any time of day.







# THE LOCATION

NAPIER



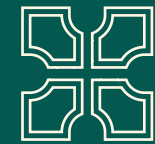
# LOVE WHERE YOU WORK

Famed for its plethora of independent shops and food spots, Brighton is unique city with something for everyone.

The array of amenities attract millions of tourists every year, from the world famous Palace Pier to the one-of-a-kind Pavilion, there is a seemingly never ending list of things to see and do. With its large student population, the city has an impressive talent pool, meaning businesses can rely on the future generations to continue thriving.







# BEST OF BRIGHTON

## #1

Britain's best city by the sea  
(Sunday Times Best Place to Live)



## 14m+

passenger entries and  
exits in 2022/23 from  
Brighton train station

## £7.1bn

economy (2023)

## 17,000

businesses call Brighton  
their home (2023)

## 450+

food & drink spots  
(Source: UberEats)







# PERFECTLY POSITIONED

A stone's throw from the station, Trafalgar Place has excellent connections to London and the South East.

Train	Car	Plane*
Haywards Heath 20 mins	✈ Gatwick Airport 35 mins (27.5 miles)	Paris 1 hour
✈ Gatwick Airport 29 mins	M25 (J8) 40 mins (33 miles)	Berlin 2 hours
East Croydon 48 mins	Royal Tunbridge Wells 61 mins (32 miles)	Madrid 2 hours 20 mins
London Victoria 60 mins	Central London 75 mins (65 miles)	Dublin 1 hour 25 mins
London Bridge 60 mins	✈ Heathrow Airport 80 mins (65 miles)	Dubai 7 hours
		New York 8 hours

Source: GoogleMaps, CityMapper.  
\*from Gatwick Airport



# NAPIER

TRAFALGAR PLACE

A development by

## Schroders

### GET IN TOUCH

**James Bryant**

[jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)

t: 01273 876252

m: 07947 373875

**Holly Purvis**

[holly.purvis@savills.com](mailto:holly.purvis@savills.com)

m: 07977 371475

**Emma Ormiston**

[eormiston@shw.co.uk](mailto:eormiston@shw.co.uk)

t: 01273 876203

m: 07947 373565

**Pip Edwards**

[pip.edwards@savills.com](mailto:pip.edwards@savills.com)

m: 07816 184021

The SHW logo consists of the letters 'SHW' in a bold, sans-serif font, positioned within a white trapezoidal shape that is wider at the top and tapers towards the bottom.The savills logo features the word 'savills' in a lowercase, sans-serif font, centered within a solid white square.

DISCLAIMER: The Agents for themselves and for the vendors or lessors of the property whose agents they are give notice that, (i) these particulars are given without responsibility of The Agents or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; (ii) The Agents cannot guarantee the accuracy of any description, dimension, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; (iii) no employee of The Agents have any authority to make or give any representation or enter into any contract whatsoever in relation to the property; (iv) VAT may be payable on the purchase price and / or rent, all figures are exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; (v) The Joint Agents will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.

April 2025

Designed and produced by Graphicks | 020 3435 6952 | [www.graphicks.co.uk](http://www.graphicks.co.uk)