

One Jubilee Street Brighton

3rd Floor - Fully Fitted Space



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the ❤️ of Brighton

We have created this document to showcase our development of the 3rd floor at One Jubilee Street.

A considered 'Plug & Play' space, it unlocks the full potential of your prospective new home, maximising the existing space to provide a collaborative and welcoming workplace.



the vision...

Legal & General are here to support your fit out needs using our experience as a premier and trusted landlord within the UK, to capture both your occupier aspirations and imagination of your office space and combine this with a simplified rental arrangement that includes the cost of fit out to create an efficient and effective solution for any business. At Legal & General, we call this concept 'Capsule'.

Creating work ready solutions is a fundamental of the Legal & General business and the following pages serve as a baseline proposal, which can be entirely tailored to your needs.



the building...

One Jubilee Street is a landmark city centre building located in the heart of the bustling North Laine area of central Brighton and surrounded by an eclectic mix of shops, restaurants and leisure amenities. It is also a short walk Brighton railway station.

The building was developed as part of the wider Jubilee Street development completed in 2005. The entire 1st floor of the building is now available and having been reinstated back to newly refurbished Category A condition.

The space is available by way of a new flexible lease direct from the landlord.

2,421 sq ft floorplate

- ☒ Fitted to a Category A specification
- ☒ Glass curtain walling with solar shading
- ☒ VRV air conditioning system
- ☒ Fully accessible raised floors
- ☒ LG7 compliant lighting
- ☒ DDA Compliant
- ☒ 2 x 13 person passenger lifts
- ☒ Shower facilities

A prime location



the offer...

We have created a workplace strategy that is underpinned by collaboration and creativity, yet perfectly complimented by functionality.

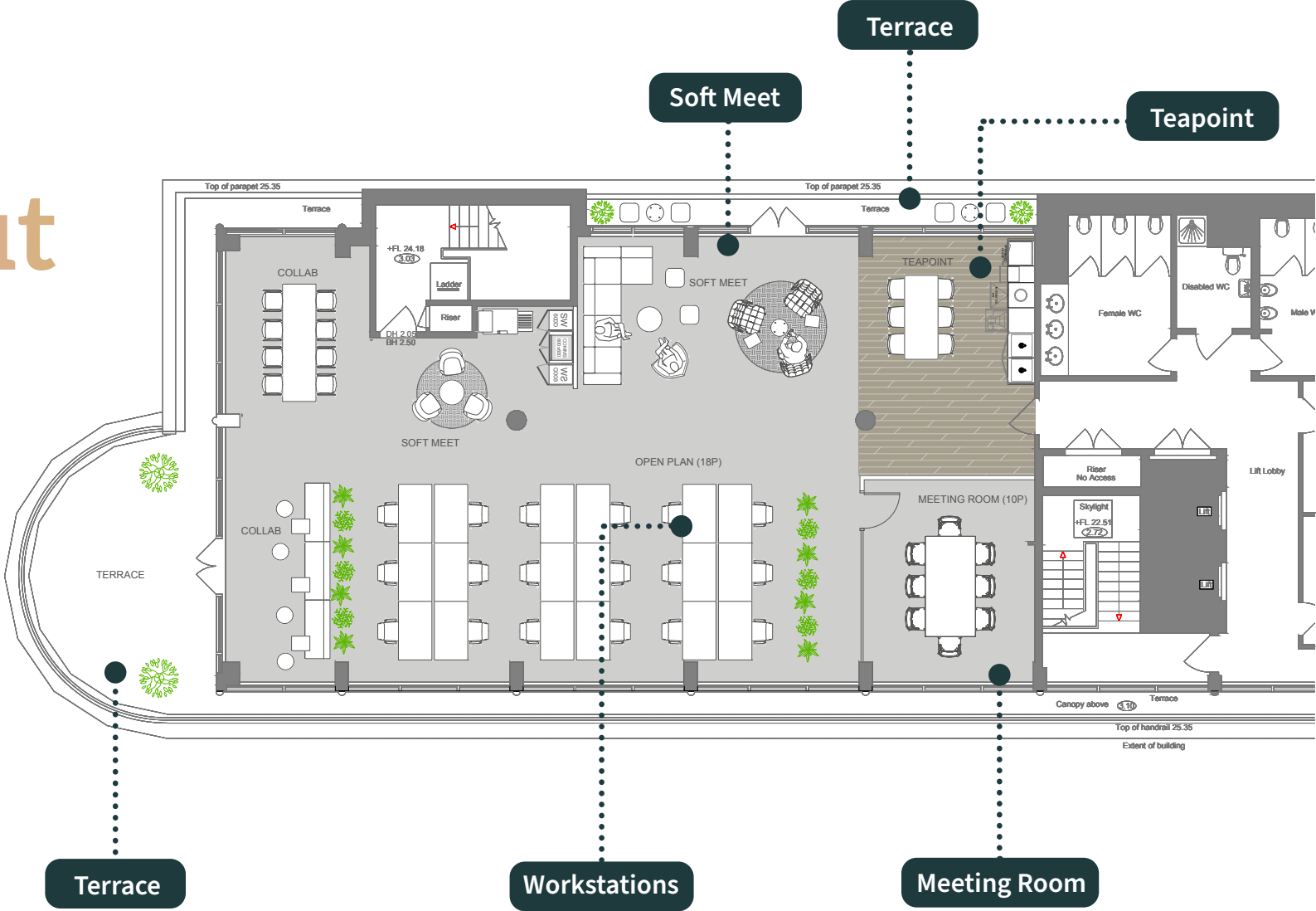
The baseline layout provides everything a modern Brighton based tenant requires.



Specification

- ✓ 18 workstations
- ✓ 2 outdoor spaces
- ✓ 4 breakout spaces
- ✓ 1 formal meeting rooms
- ✓ Fully equipped teapoint
- ✓ On floor WC's
- ✓ Ergonomic task chairs
- ✓ Luxurious soft furnishings
- ✓ 2 desktop power outlets per person
- ✓ 1 data outlet per person
- ✓ 37db acoustic performance in meeting room
- ✓ Cat 6 connectivity

the
layout



the look...

The following pages provide a look at our fully realised design, which maximises the space and offers visual clarity on the high-quality product we provide.





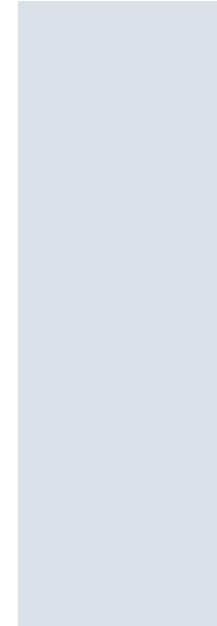


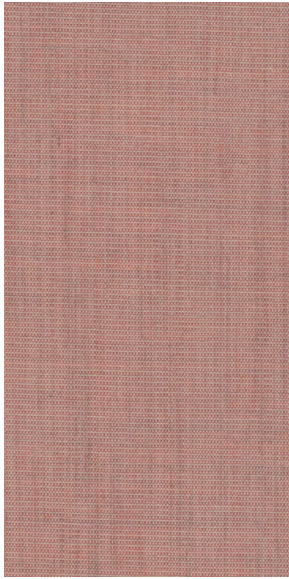


the look...

We have created a modern curated look and feel embodied in wellness with vibrant dashes of colour and biophilia to peak the senses and set the space apart from others.

- ✓ Specialist wall finishes
- ✓ Feature tiles
- ✓ Planting
- ✓ Bespoke wood finishes
- ✓ Drapery





the
colour scheme...



the little extras...

We recognise that despite our efforts to capture your every desire when it comes to office space, it is personal and thus the team are here to work with you to tailor the environment to your needs.

Chargeable upgrades...

- ✓ Sit/stand desks
- ✓ Additional feature lighting
- ✓ Acoustic drapery
- ✓ Acoustic panelling
- ✓ ZipTap



Agent contacts



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