

One Jubilee Street Brighton

1st Floor

South Suite - 312.2 sq m / 3360 sq ft

North Suite - 332.2 sq m / 3576 sq ft

Fully Fitted Plug & Play Workspace



Contents

the vision... The L&G proposition to you	4
the building... A prime location	5
the offer... A layout showing best use of the existing floorplate	7
the layout.. A scale layout of the space	8
the look... Our tech enabling a 'Plug & Play' experience	9
the little extras... Take it further with these supercharged options	15



the ❤️ of Brighton

We have created this document to showcase our development of the 1st 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 Capsule space.

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

South Suite - 312.2 sq m / 3360 sq ft

North Suite - 332.2 sq m / 3576 sq ft

- ☒ Fully fitted Capsule quality spaces
- ☒ 2 Plug & Play Suites
- ☒ 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
- ☒ High speed broadband connectivity

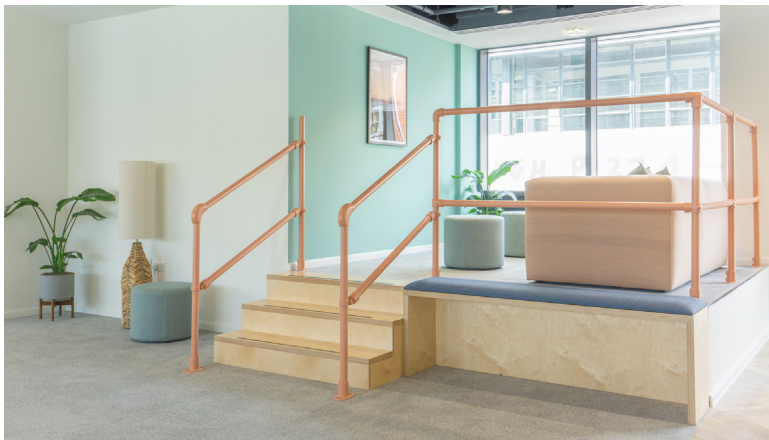
A prime location



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, ready for plug and play.



South Suite

312.2 sq m / 3360 sq ft

- ✓ 32 workstations
- ✓ 6 - person meeting room
- ✓ 10 - person meeting room
- ✓ 2 collaboration spaces
- ✓ Soft landing
- ✓ Fully equipped teapoint
- ✓ On floor WCs
- ✓ Ergonomic task chairs
- ✓ Luxurious soft furnishings
- ✓ Storage and coat cupboards
- ✓ Pre-installed broadband connectivity of 300Mbps - scalable to 10Gbps*

North Suite

332.2 sq m / 3576 sq ft

- ✓ 32 workstations
- ✓ 6 - person meeting room
- ✓ 12 - person meeting room
- ✓ 2 collaboration spaces
- ✓ Large soft landing
- ✓ Fully equipped teapoint
- ✓ On floor WCs
- ✓ Ergonomic task chairs
- ✓ Luxurious soft furnishings
- ✓ Storage and coat cupboards
- ✓ Pre-installed broadband connectivity of 300Mbps - scalable to 10Gbps*

*available by way of separate contract

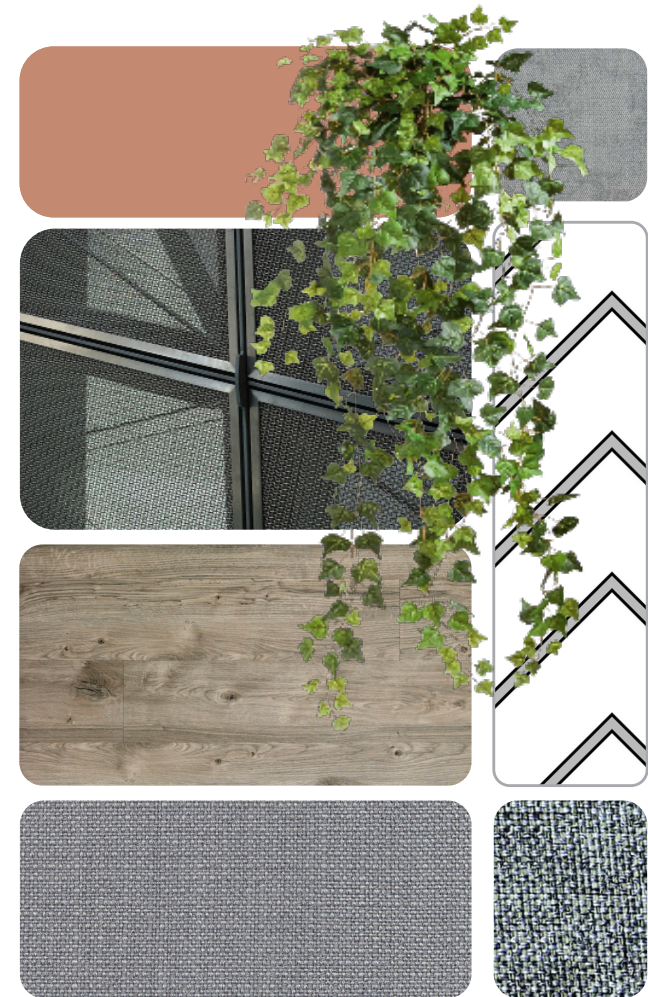


the look...

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 colour scheme...











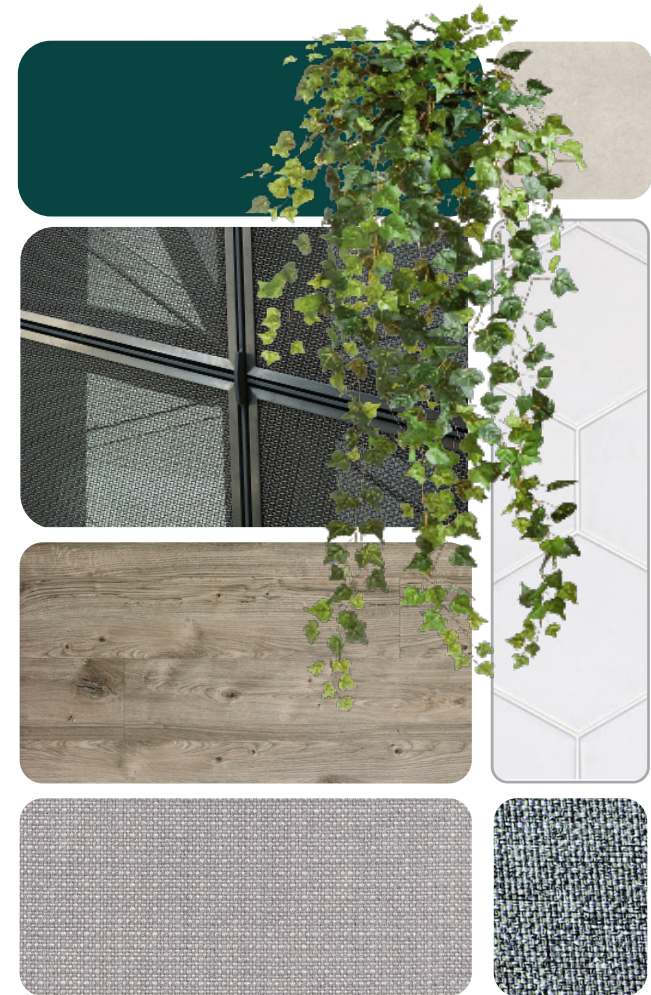
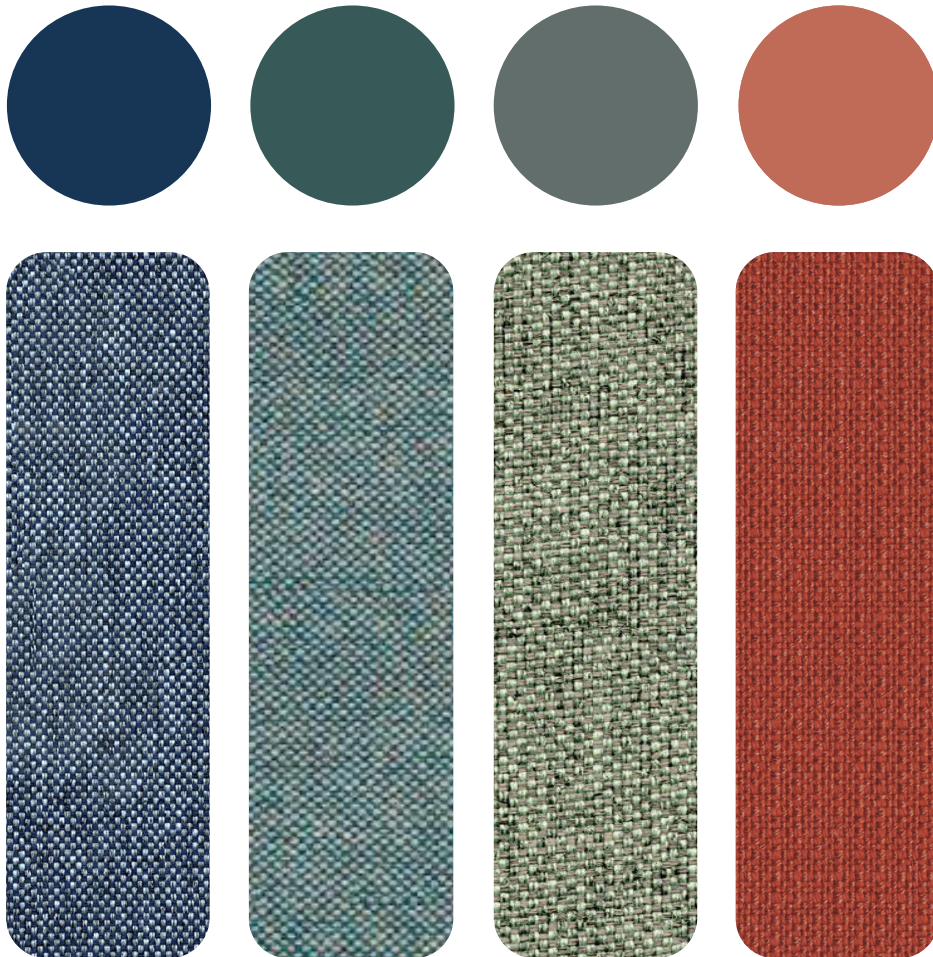
the look...

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 joinery
- ☑ Herringbone flooring



the colour scheme...









Agent contacts



Ed Deslandes

e.deslandes@flude.com
T: +44 (0)1273 727070
D: +44 (0)1273 740396
M: +44 (0)7854 883927

Nick Martin

n.martin@flude.com
T: +44 (0)1273 727070
D: +44 (0)1273 740381



LGIM
One Coleman Street, London
EC2R 5AA



Design by **Cast Interiors**
E: hello@castinteriors.uk
W: www.castinteriors.uk