



THE BRINELL
BUILDING

BECOME PART OF THE VIBE

The Brinell Building will be Brighton's newest office development in the heart of the city centre. Brinell has been designed to provide the highest quality offices for forward thinking businesses.





LIFE ON THE LANES

BRIGHTON STATION	3 MINS
NORTH LAINE	5 MINS
VICTORIA GARDENS	9 MINS
BRIGHTON DOME	9 MINS
THE ROYAL PAVILION	11 MINS
THE LANES	12 MINS
CHURCHILL SQUARE SHOPPING CENTRE	16 MINS
BRIGHTON PIER	20 MINS

Note: Approximate walking times

THE BRIGHTON BRAND



Bright People

Brighton's workforce ranks 5th in the country for qualifications behind Oxford, Cambridge, Edinburgh and London. The number of people with degree level qualifications is growing fast and is already 30% higher than the national figure.



Big Business

Brighton is home to some of the world's most successful and innovative brands including American Express, Legal & General, BUPA International, EDF Energy and Mott McDonald.



The Local Economy

Brighton is a key driver of the wider regional economy, with an unemployment rate of just 0.9% (Dec-17). It is an important employment hub and provider of skilled labour, where half of Brighton's residents are between 20-49 driving a young, dynamic workforce.



Top Universities

2 Internationally renowned Universities, Sussex and Brighton, providing 36,000 students, 8,000 postgraduates and over 5,000 international students.



Strategic Access

Superb access to national and international markets with excellent connectivity. City of London within 50 minutes, London Gatwick Airport within 30 minutes, 70 miles from London Heathrow Airport and 100 miles from the Channel Tunnel.



Entrepreneurial Culture

A sizeable and evident entrepreneurial spirit across a range of business and commercial sectors with a burgeoning TMT sector, evident from employers such as Unity Technologies, Jellyfish, Brandwatch, Riot Games and iCrossing among others.



The Digital Economy

A state of the art 5G testbed has been set up in Brighton to help businesses across the UK develop new products and services. Situating the testbed in Brighton further enhances its growing international reputation for creativity and innovation, particularly in the digital sector which contributes over £1bn per annum to the city's economy.



Quality of Life

It's no surprise that Brighton was voted "Happiest City in the UK" in June 2017 by OnePoll with over 400 independent shops, restaurants, bars and entertainment venues along North Laine, complimented by quality housing stock, excellent cultural and leisure facilities with the added benefit of the natural environment to the south and north.

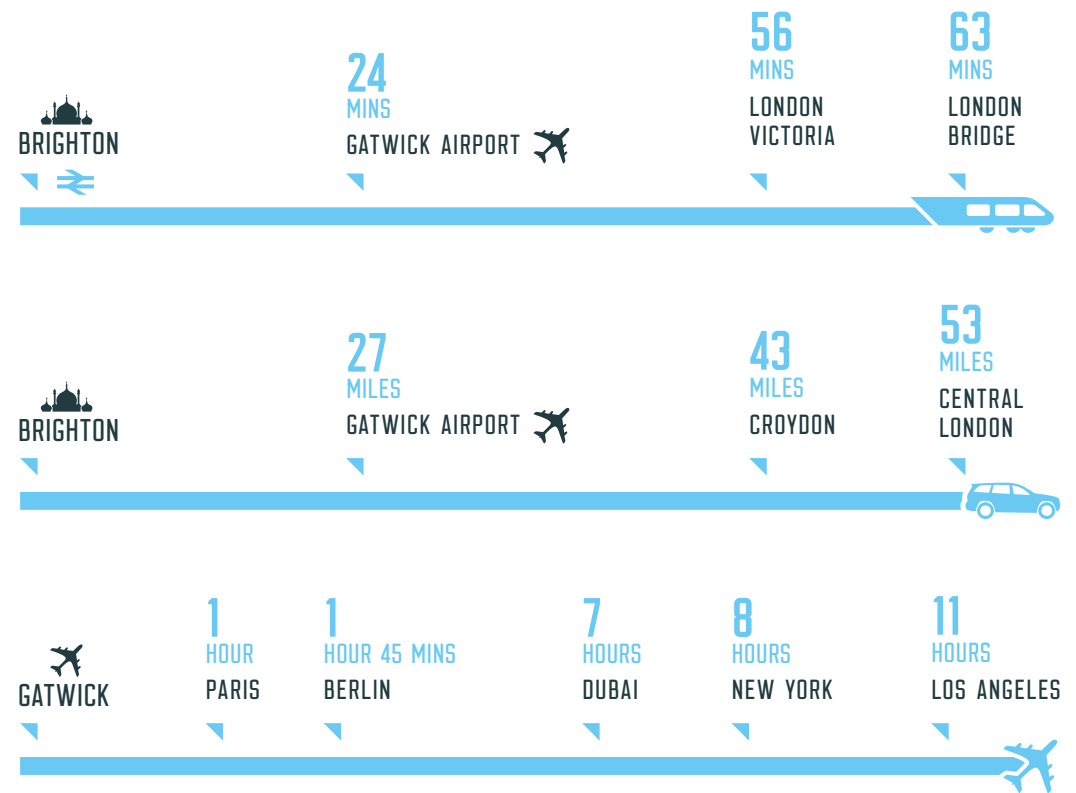
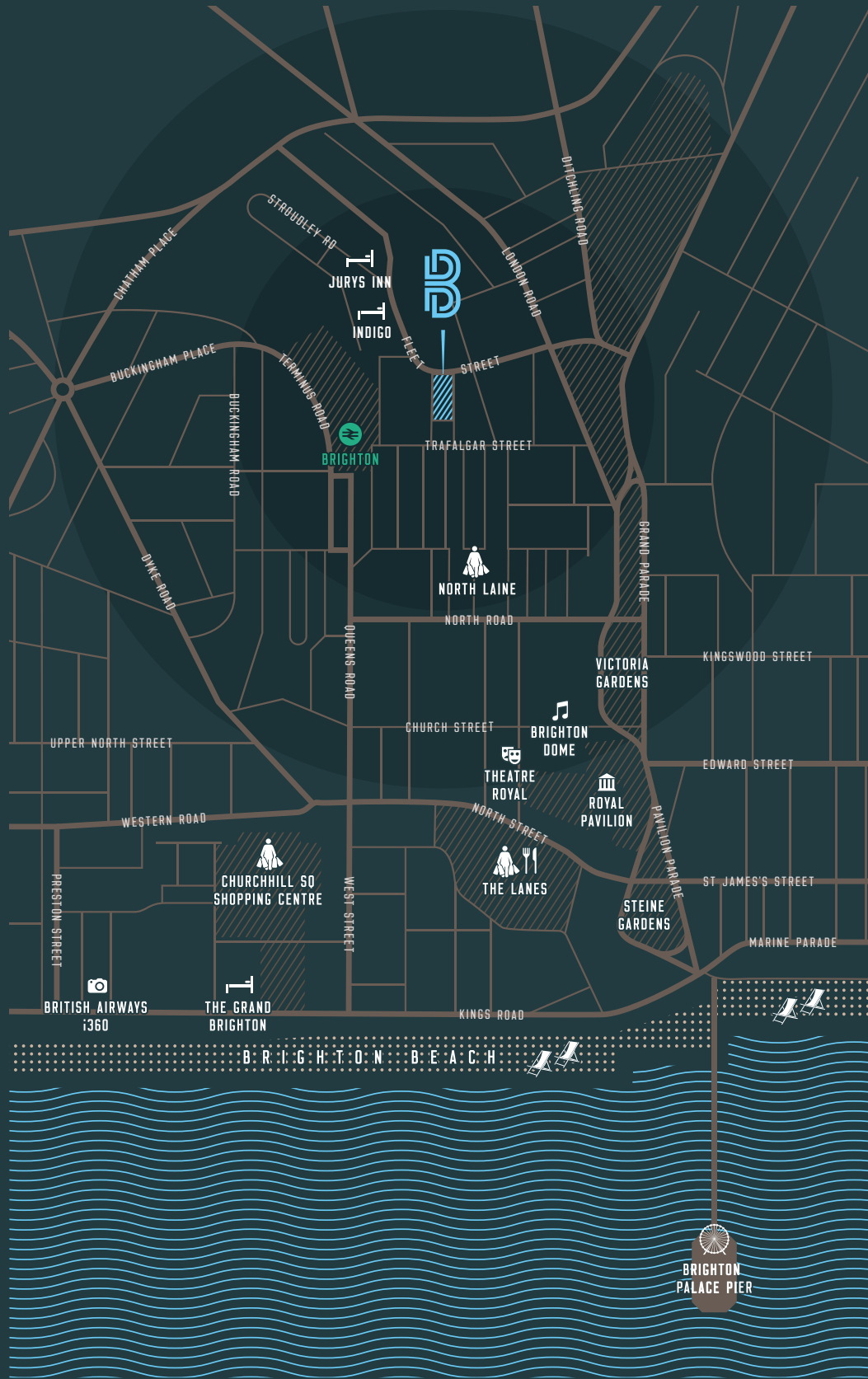
THE BRIGHTON VIBE



THE BRINELL BUILDING

THE BRINELL BUILDING





THE BRINELL VISION

THE BRINELL BUILDING



THE BRINELL BUILDING



Grade A offices

Brighton's newest and most contemporary office space



Brighton Station

On your doorstep, only a 3 minute walk away



Room to Grow

Approximately 65,253 Sq Ft arranged over 7 floors



Efficient Floorplates

From 8,272 - 9,528 Sq Ft



Shower Facilities

6 shower and changing booths.



Unrivalled Views

6th floor level terrace with views across Brighton



Secure Parking

17 secure basement car parking spaces



Cycling

77 secure cycle storage spaces



Electric Charging

Electric car charging points



Access

Secure, 24/7 access





THE BRINELL BUILDING

B

G
1
2
3
4
5
6

Indicative CGI



Indicative CGI

BRINELL

THE NUTS AND BOLTS

The Brinell Building offers large, bright, open plan floorplates and benefits from superior energy efficient systems which minimise occupier running costs.

The bike parking and changing facilities have been designed by specialists at 'Five at Heart' to ensure the promotion of health and wellbeing is core to the design and functionality of the space.

We have been issued with a Cycle Heart Rating of 95% fiveatheart.com/cycle-heart-rating



OUTLINE SPECIFICATION

Occupational density 1 person per 8 sq m.

Means of escape 1 person per 6 sq m.

Floor to ceiling 2.7m finished floor to ceiling in the office accommodation and 6.8m in the double height reception entrance.

Raised access floors 150mm floor void including tile.

Reception Double height reception with bespoke reception desk and Tom Dixon feature lighting.

Office lighting Recessed LED DALI dimmable lighting.

Lifts 3 x 13-person Kone lifts serving Ground to 6th floor, with one lift servicing the basement level.

Air Conditioning Three pipe VRF fan coil units to provide heating and cooling under central control, zoned in accordance with BCO.

Electrical Services Dedicated tenant electrical and comms riser. Incoming building LV supply via internal electrical sub-station. Internal LV electrical mains distribution to each floor level.

Toilets Full height joinery panel partitioning system with stainless steel ironmongery. Corian vanity unit with inset sinks and recessed downlighting.

Shower Provision 6 shower and changing booths along with an accessible shower and changing room.

Terraces Wrap around terrace at 6th floor level to North, East and South elevations providing views across Brighton to the seafront.

Parking 17 car parking spaces in the secure basement car park.

ENVIRONMENTAL CREDENTIALS

- ▲ Target BREEAM 2014 "Excellent".
- ▲ Target EPC A rating.
- ▲ Photovoltaic panels at roof level.
- ▲ Extensive Green Roof.
- ▲ Energy efficient LED lighting throughout.
- ▲ 77 secure basement cycle spaces.
- ▲ 10 visitor cycle spaces at ground level.
- ▲ 56 lockers in the changing area.
- ▲ Two drying cupboards in the changing area.
- ▲ Separate male and female dry rooms located in the changing area include vanity units, ironing boards, hair dryers, charging points and other amenities.



ACCOMMODATION

Areas are IPMS 3 approximate, measured in accordance with the RICS property measurement professional statement (1st edition, May 2015).

LEVEL	SQ FT	SQ M
Sixth	8,986	835
Fifth	9,528	885
Fourth	9,528	885
Third	9,528	885
Second	9,528	885
First	8,814	819
Ground	8,272	768
Ground - Reception	1,069	99
TOTAL	65,253	6,062

EAST ELEVATION



FLOOR PLANS

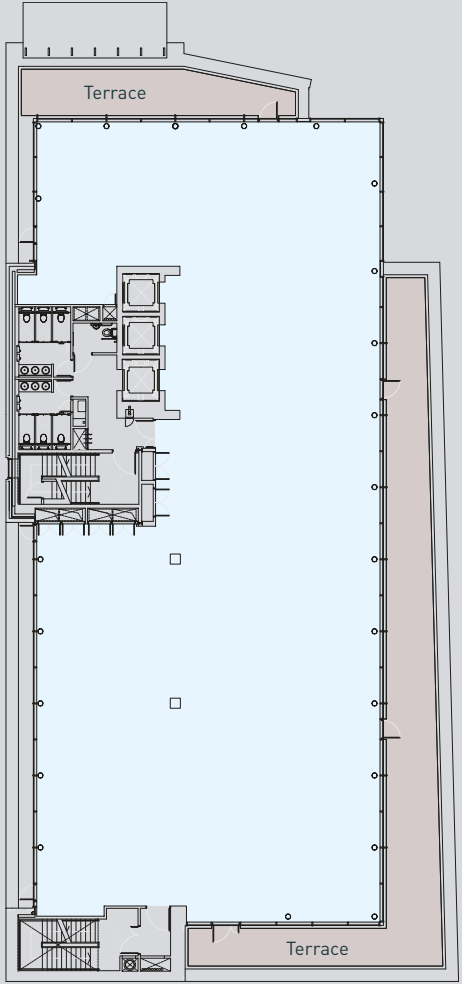
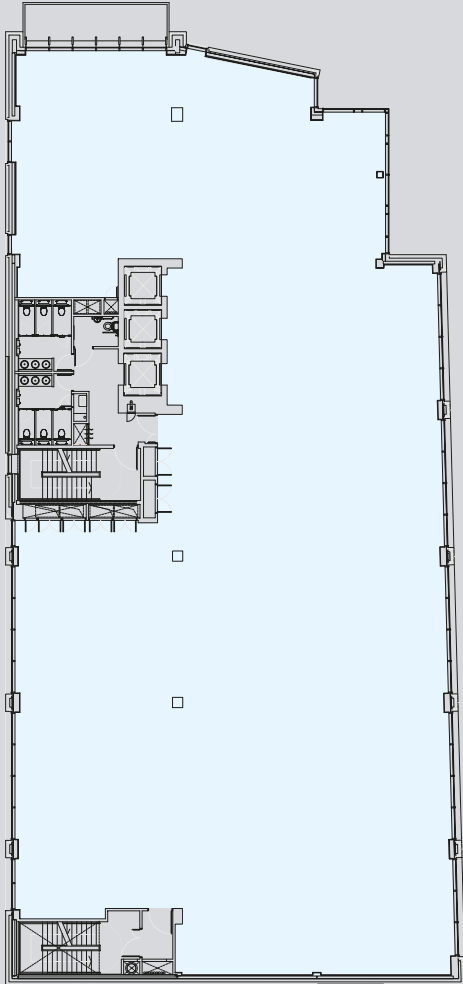
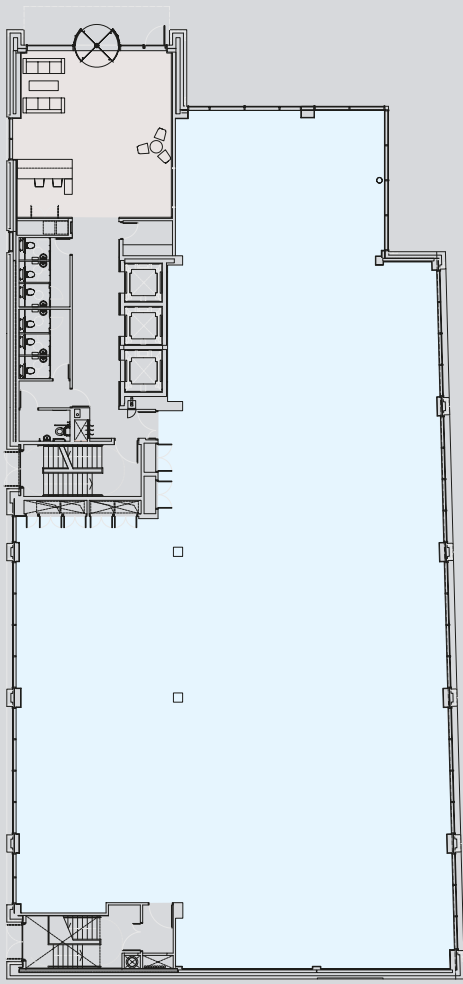
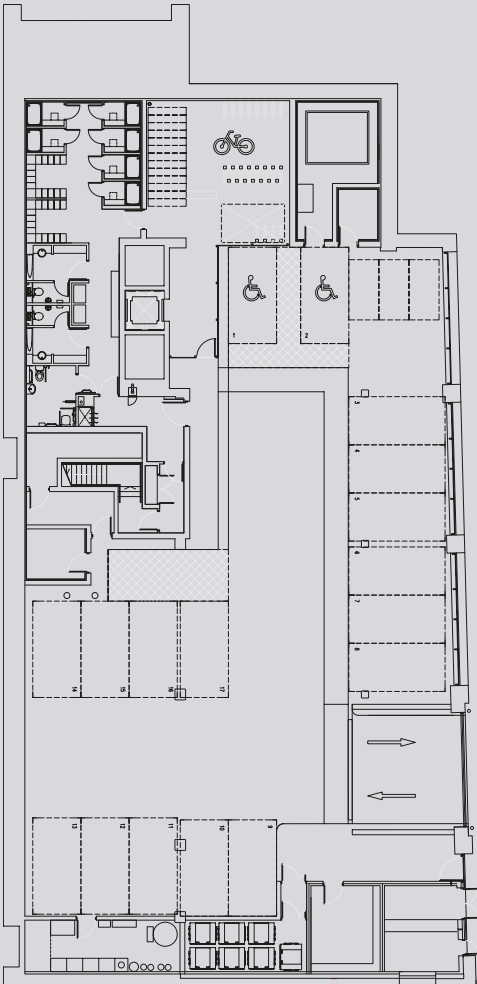
BASEMENT

GROUND
8,272 SQ FT

TYPICAL UPPER
9,528 SQ FT

SIXTH
8,986 SQ FT

THE BRINELL BUILDING



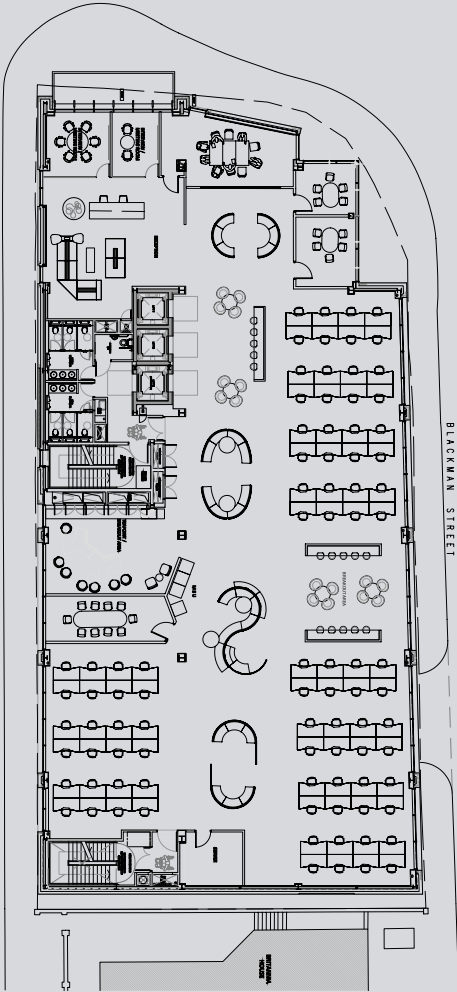
THE BRINELL BUILDING

↑
Not to scale.
Indicative only

SPACE PLANS

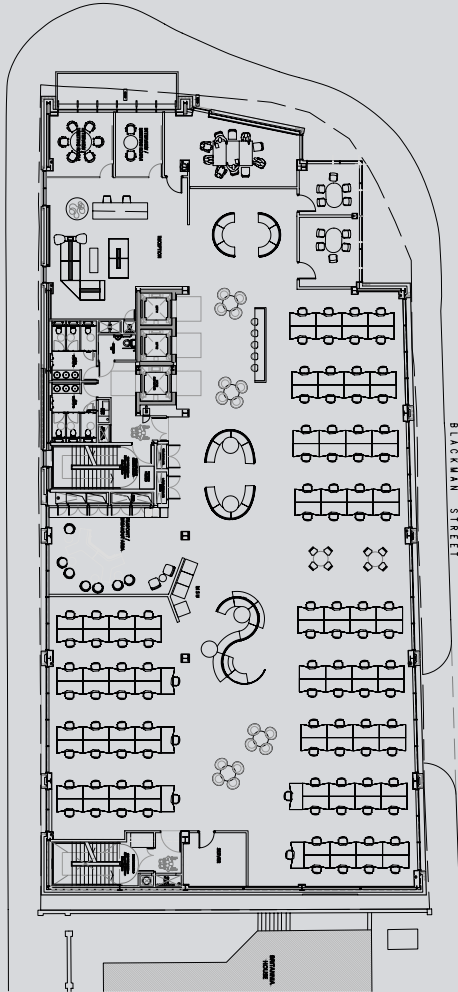
LOW DENSITY

1 PERSON / 10 SQ M
88 PEOPLE



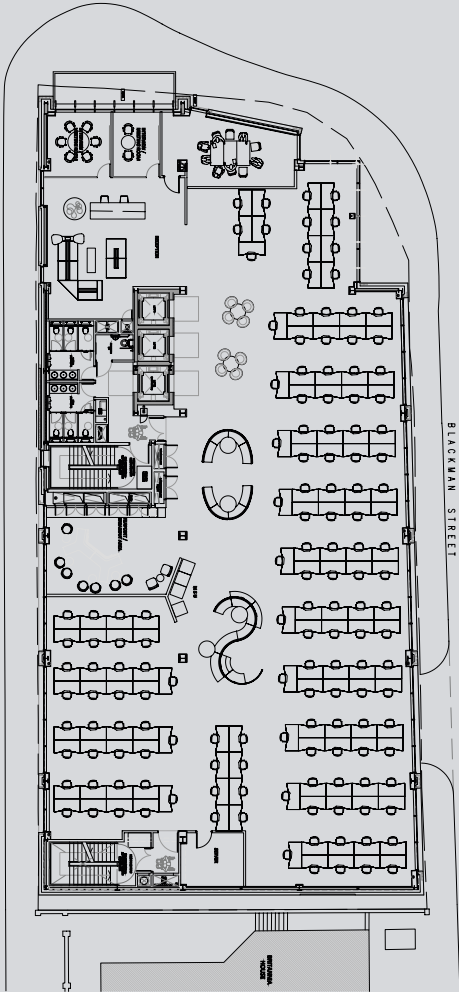
MEDIUM DENSITY

1 PERSON / 8 SQ M
109 PEOPLE



HIGH DENSITY

1 PERSON / 6 SQ M
146 PEOPLE



Not to scale.
Indicative only

THE DELIVERY TEAM

For The Brinell Building, McAleer & Rushe have brought together a highly experienced professional team who have first-hand experience of working on successful comparable city centre office schemes in London and the South East.

Established in 1967 McAleer & Rushe are Specialist Design & Build Contractors, Developers, Asset Managers and Investors in multi-sector, mixed use schemes across the whole of the UK and Ireland.

McAleer & Rushe have completed over 2 million sq ft of offices, along with 20,000 hotel bedrooms, 10,000 residential units and 4,500 student bedrooms.

www.mcaleer-rushe.co.uk

DEVELOPER & CONTRACTOR



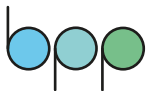
ARCHITECT:



M&E:



SUSTAINABILITY:



STRUCTURAL:



CYCLING GURU:



CONTACT

For all enquiries, please contact the joint sole agents:



Jack Riley
T: +44 (0)20 7861 5375
M: +44 (0)7867 002 484
Jack.Riley@knightfrank.com

Will Foster
T: +44 (0)20 7861 1293
M: +44 (0)7789 878 007
Will.Foster@knightfrank.com



Emma Hards
T: +44 (0)1273 876203
M: +44 (0)7947 373 565
Ehards@shw.co.uk

Martin Clark
T: +44 (0)1273 876216
M: +44 (0)7771 780 708
Mclark@shw.co.uk

THEBRINELLBUILDING.CO.UK

Disclaimer Notice The vendors or lessors of this property give notice that:

1. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute nor constitute part of an offer or contract. 2. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending 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 correctness of each of them. 3. Rents quoted may be subject to VAT in addition. All building images are computer generated. Travel times/walking distances are sourced from Google. These particulars were prepared in May 2018



THE BRINELL
BUILDING

A development by:

