

SOVEREIGN

75,000 SQ FT OF NEWLY REFURBISHED
OFFICE SPACE IN THE HEART OF BRIGHTON

COMING SUMMER 2026

A landmark redefined, setting the new standard for Brighton offices.

Offering 75,000 sq ft of newly refurbished prime, Cat A office space over 4 storeys, featuring an enhanced workplace experience and staff-focused amenities.

A new rooftop level delivers multi-functional indoor space alongside a communal terrace, offering panoramic views across Brighton and towards the sea.

This is more than just a place to work, this is a place to

take the lead



Setting the pace

01. THE BUILDING →

Sovereign sets a new benchmark for workspace in Brighton and the South, modern, flexible and designed to elevate the everyday working experience.

Set in the centre of Brighton, Sovereign offers more than just a great workspace. It puts you moments from the city's best food, drink, high street fashion and the unique experience of the Lanes.

02. LOCATION →

Centre of the action

Ahead of the pack

03. AVAILABILITY →

With a best-in-class specification and an exclusive roof terrace, Sovereign is the perfect place for

setting the pace



Fully Refurbished Reception

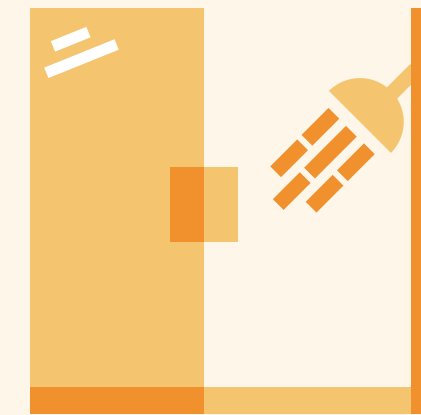
The reception has been carefully designed to deliver a memorable first impression and welcoming arrival experience for staff and visitors.

Be the envy

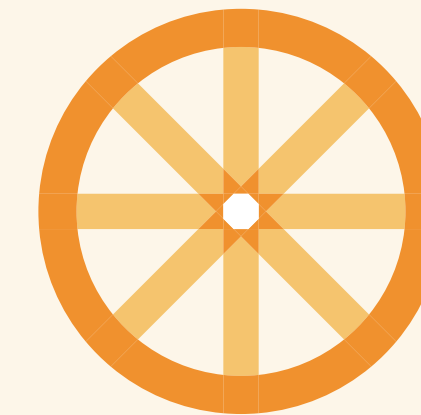
Designed to support wellbeing, productivity and collaboration, giving teams the spaces they need to focus, meet, recharge and thrive.



Locker facilities



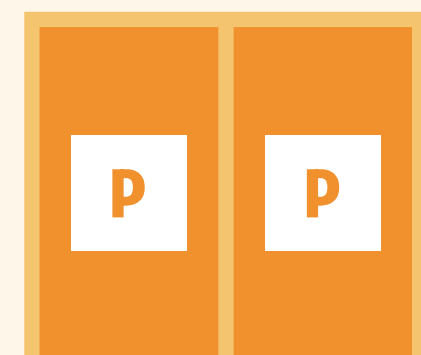
12 Showers and changing rooms



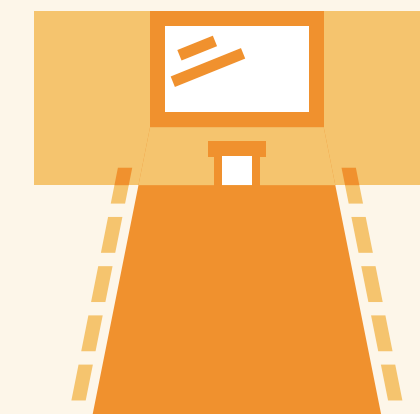
80 cycle spaces



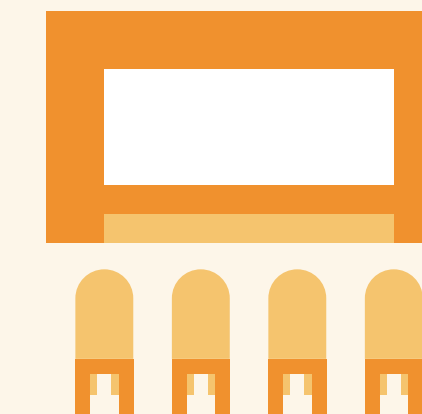
State of the art private gym



On-site, secure car parking at a 1:1,500 sq ft ratio



New multi-purpose event room for board meetings, team session and client presentations.



New communal auditorium providing flexible space for town halls, training and company wide gatherings.



Communal roof terrace



Private On-site Gym

State of the art gym available to all tenants, making it easy for your staff to look after their health and wellbeing.

**Take a seat on
Brighton's new
front row**

4,850 sq ft Communal Roof Terrace

Rooftop terrace provides a calm breakout environment with views across the whole of Brighton — a premium wellbeing asset for staff.





The Snug

A calming business lounge for when you need a quiet moment or meeting away from the office floor.



Atrium

A communal business lounge adjacent to reception for those impromptu meetings with colleagues or visitors.

Brighton Station

North Laine

SOVEREIGN

At the heart of the south coast
and never far from the

centre of the action

SOVEREIGN

Located in Brighton's lively central district, surrounded by cafés, restaurants, retail and cultural venues.

Walking distance to the North Laine and city centre, enabling easy access to lunch spots, gyms, shops and after-work activities.

Food & Drink

- 1 The Ivy
- 2 Ivy Asia
- 3 Coal Shed
- 4 Salt Shed
- 5 Soho House
- 6 Burnt Orange
- 7 Riddle and Finns
- 8 Lost in the Lanes
- 9 Earth and Stars
- 10 The Dorset
- 11 The Pond
- 12 North Laine Brewhouse
- 13 William the Fourth
- 14 Lavash
- 15 Pompoka
- 16 Dead Wax Social
- 17 The Hope & Ruin
- 18 Tonkotsu

Entertainment & Leisure

- 1 Brighton Centre
- 2 Komedia Brighton
- 3 Corn Exchange
- 4 Theatre Royal
- 5 Green Door Store
- 6 The Secret Comedy Club

Gyms & Wellness

- 1 Puregym
- 2 K-Pulse
- 3 Press Room
- 4 FMG Project
- 5 Kings Gym

Hotels

- 1 The Grand Brighton
- 2 Harbour Hotel
- 3 Double Tree



Brighton Natives



Knights



iNIZIO



Dehns





Blossoms Cocktail Bar and Restaurant

Food & drink

An outstanding choice of cafés, restaurants and bars surrounds Sovereign, making it easy to enjoy the best of Brighton.

Retail along the Lanes

Brighton's retail scene is as characterful as the city itself, independent boutiques, design-led stores, vintage shops and major high-street brands all sit within a short walk.

Embassy London Shoes



Bread & Milk coffee shop

Laine Vintage clothing boutique



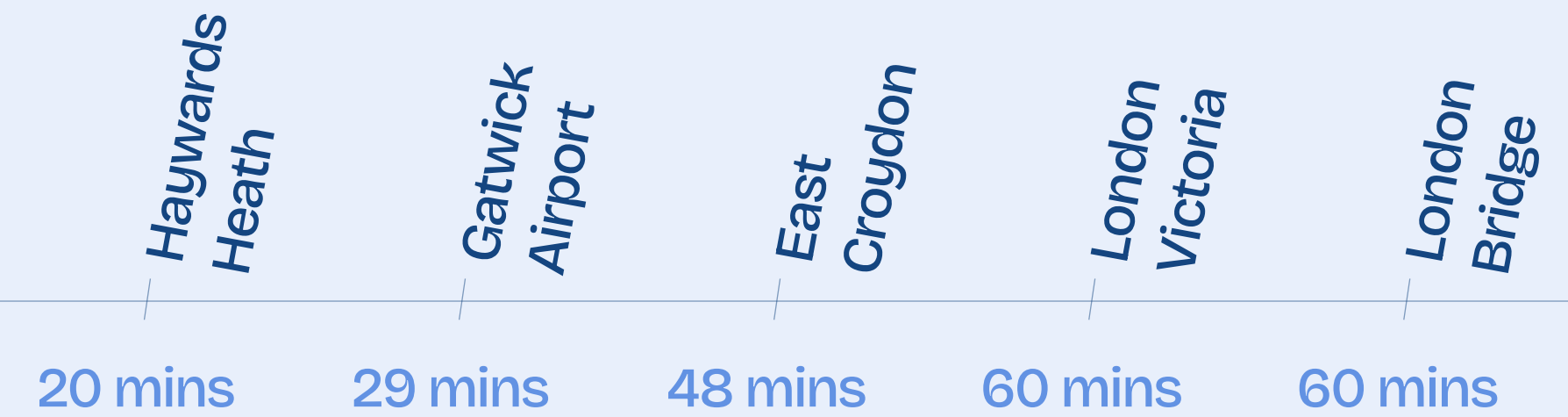


50+ Pubs & bars
70+ Restaurants
40+ Cafés
10+ Gyms
10+ Theatres
1 Iconic pier

First class connections



Rail



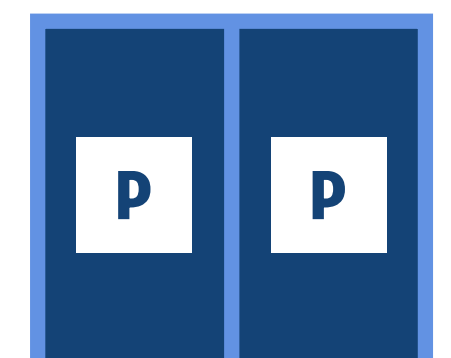
Road



9 mins walk to Brighton Station for fast access to London, Gatwick and the South East



Exceptional public transport access supporting commuting from across Brighton and the wider region



On-site car parking and secure cycle storage

High-quality Cat A finishes and generous workfloors will make sure you stay

ahead of the pack






CGI indicative only

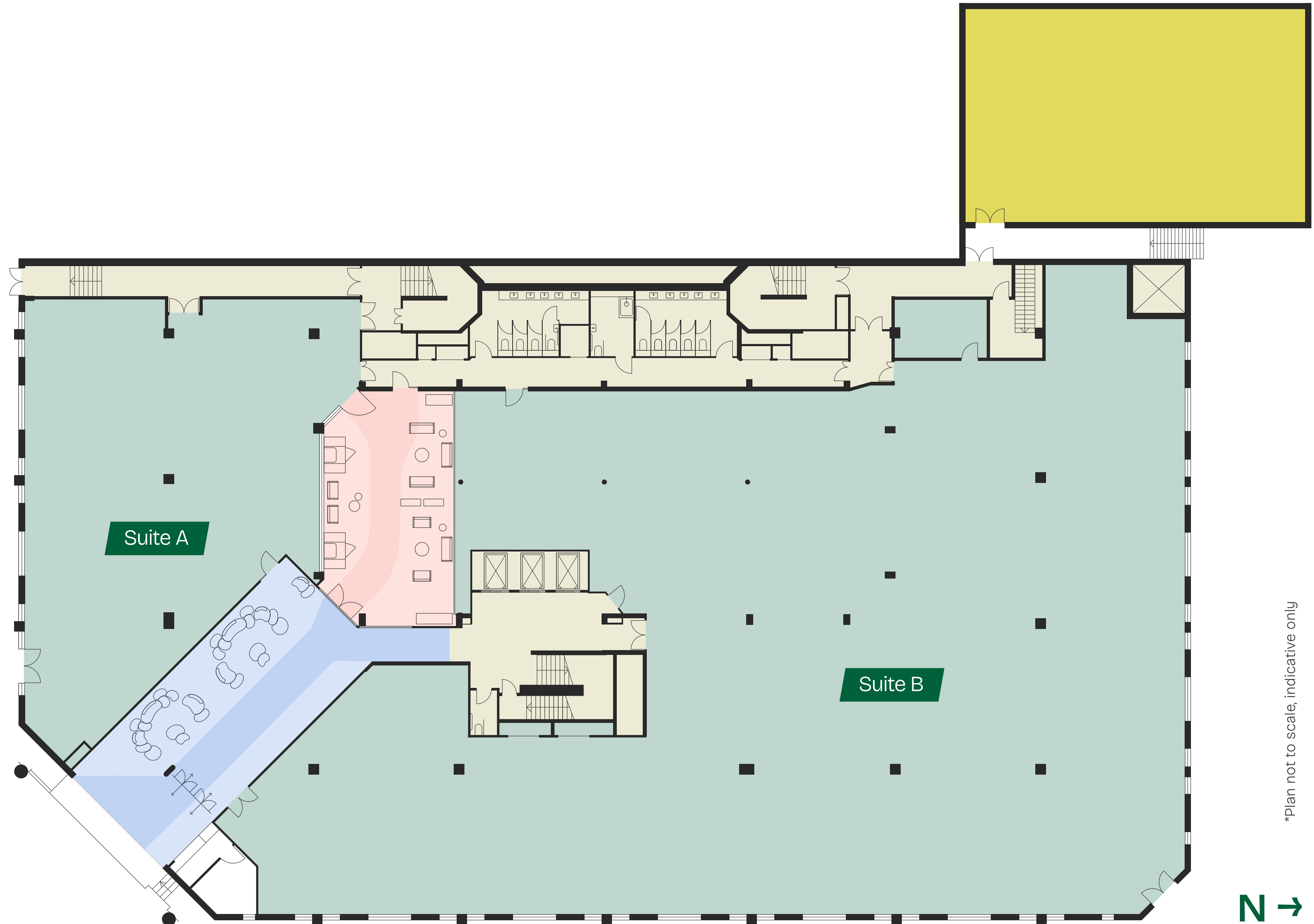


	OFFICE SPACE	AMENITY
Fourth	-	COMMUNAL TERRACE 4,850 SQ FT / 451 SQ M SNUG & AUDITORIUM 4,000 SQ FT / 372 SQ M
Third	PRE-LET TO MPB GROUP LTD 17,954 SQ FT / 1,668 SQ M	PRIVATE TERRACE 2,319 SQ FT / 215.4 SQ M
Second	19,624 SQ FT / 1,823 SQ M	
First	UNDER OFFER 19,432 SQ FT / 1,805.2 SQ M	
Ground	Suite A 3,746 SQ FT / 348 SQ M	BUSINESS LOUNGE & RECEPTION 2,440 SQ FT / 227 SQ M LEISURE BLOCK 1,732 SQ FT / 161 SQ M
	Suite B 14,076 SQ FT / 1,308 SQ M	
Availability	37,446 SQ FT / 3,479 SQ M	

Ground

17,822 SQ FT / 1,465 SQ M

-  Business Lounge
-  Suite A / 3,746 sq ft
-  Suite B / 14,076 sq ft
-  Core
-  Reception / Lounge
-  Leisure Block /On-site Gym



*Plan not to scale, indicative only



Ground

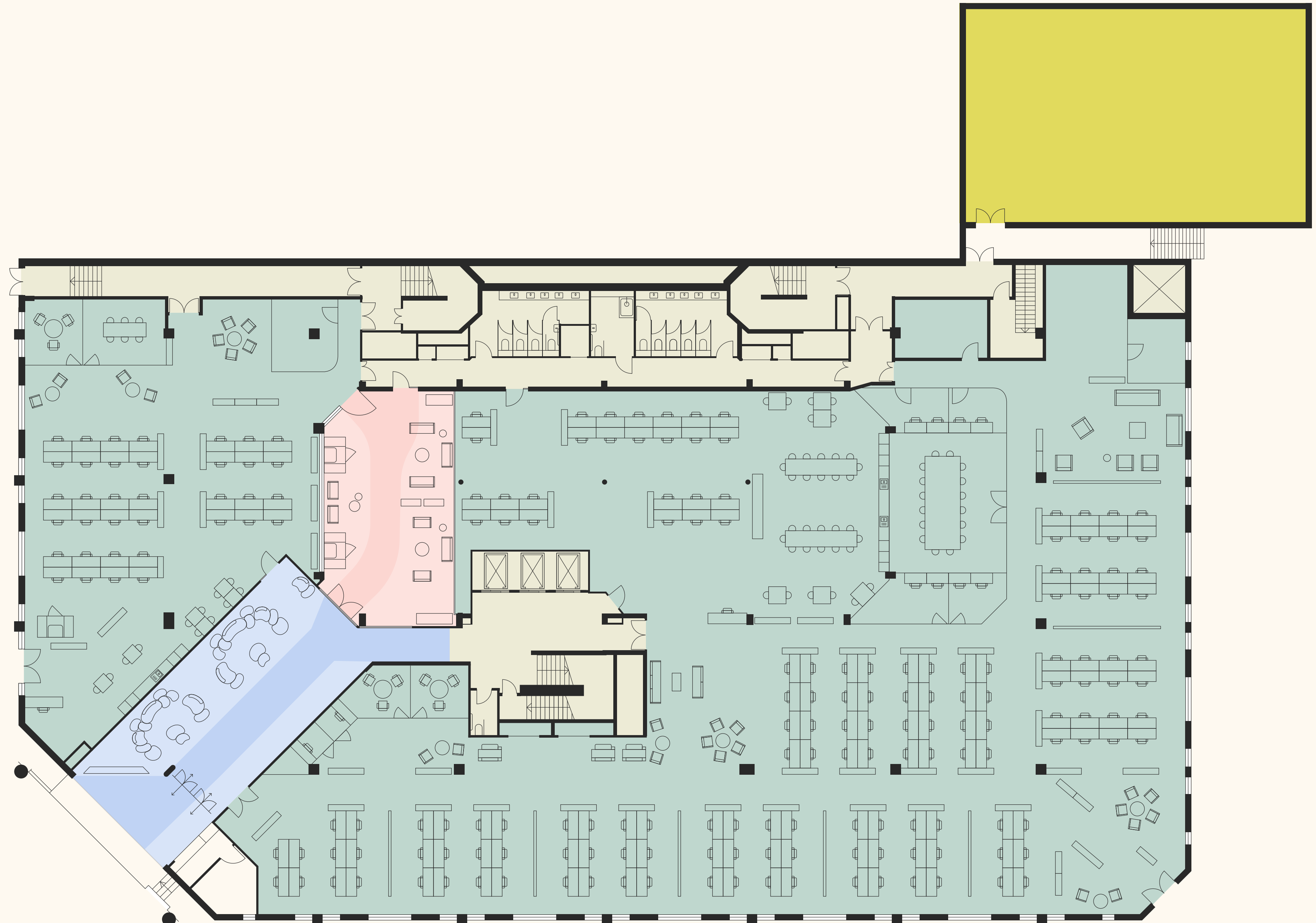
Space Planning

Suite A

Desks	36
6 person meeting room	1
3 person meeting room	1
Meeting pod	1
Break out space	1
Teapoint	1
Comms area	1

Suite B

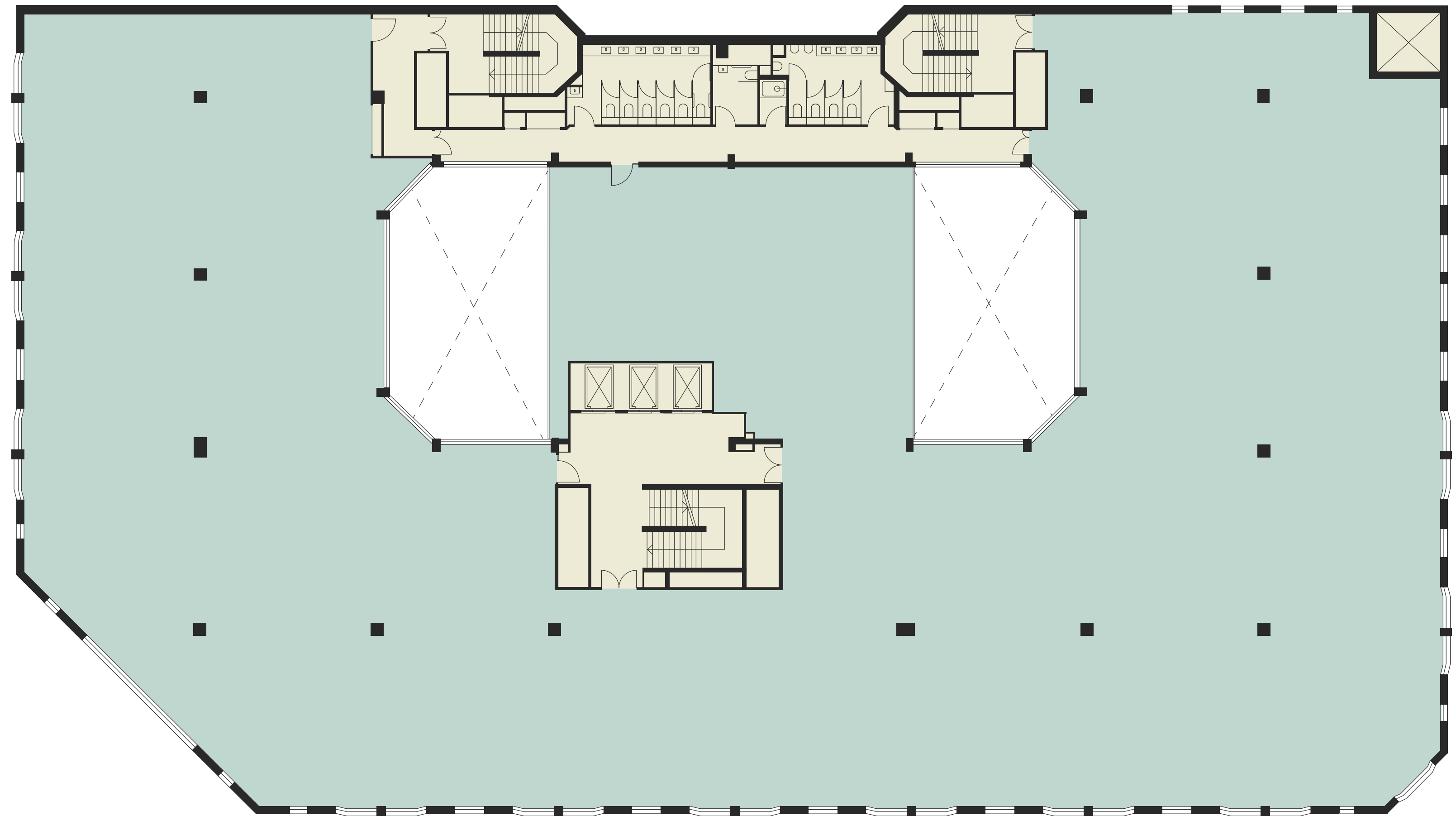
Desks	154
16 person meeting room	1
3 person meeting rooms	2
Focus rooms	4
Silent rooms	2
Break out spaces	4
Teapoint	1
Print area	1
Comms area	1



Second

19,624 SQ FT / 1,823 SQ M

- Office Space
- Core



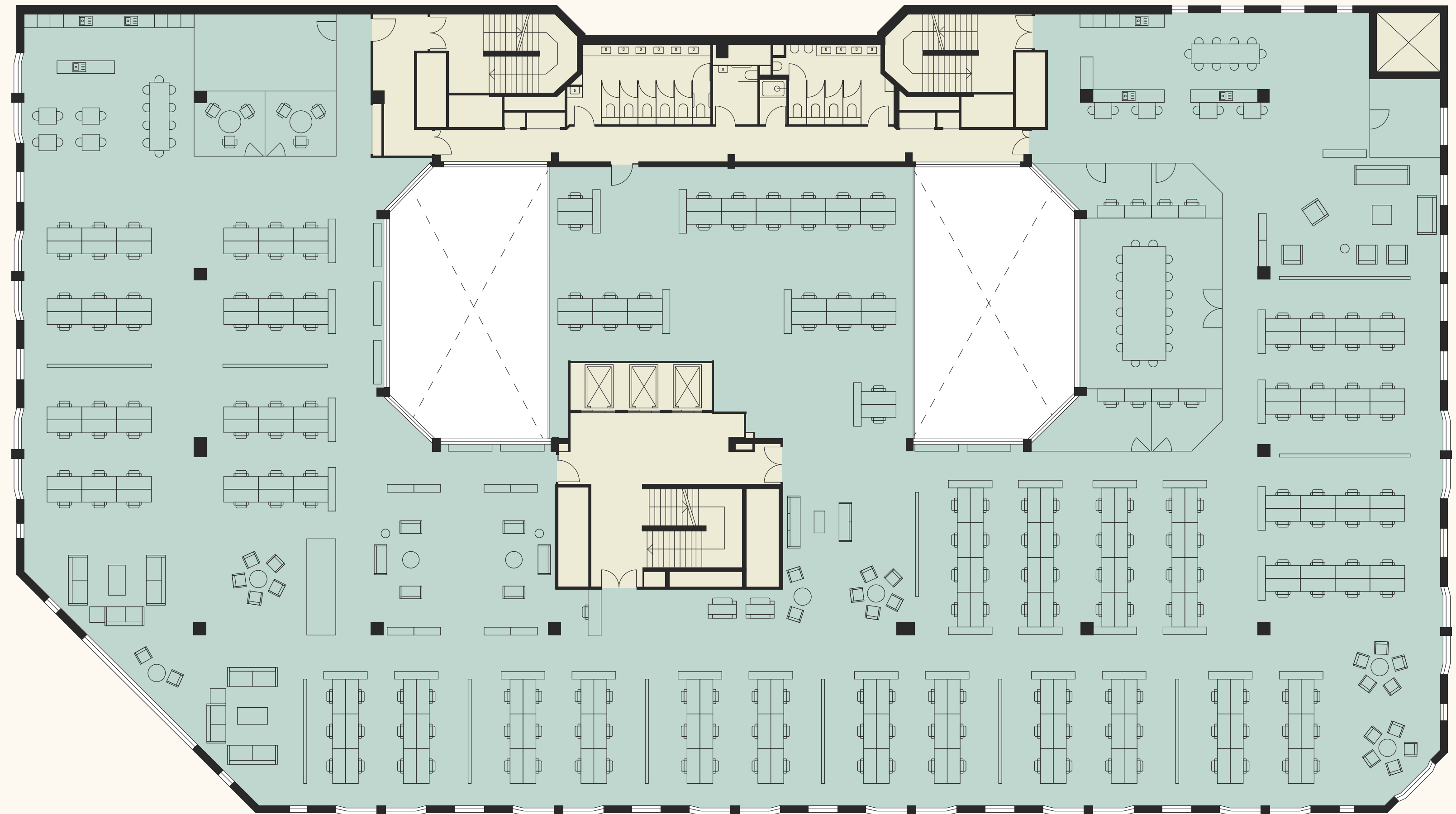
*Plan not to scale, indicative only



Second

Space Planning

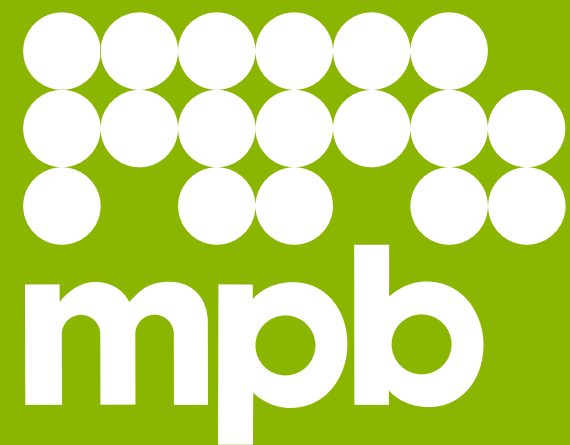
Desks	212
16 person meeting room	1
3 person meeting rooms	2
Focus rooms	4
Break out spaces	5
Teapoints	2
Print area	1
Comms area	1



*Plan not to scale, indicative only



Third floor pre-let to



|| As a Brighton-born business, we're proud to be continuing our journey in the city as we grow. Sovereign gives us a **high-quality, future-focused space** that reflects where MPB is today and supports our ambitions as a global business.

This **new Global HQ** brings our teams together in an environment **designed for collaboration and innovation**, while keeping us rooted in the community that's been part of our story from the very beginning. ||

Scott Ryan
CFO at MPB

Fourth

-  The Auditorium
-  The Snug
-  Core
-  Communal terrace
4,850 sq ft



*Plan not to scale, indicative only



Leading the way

BREEAM®

Target BREEAM
'Excellent'



Target EPC
'A'



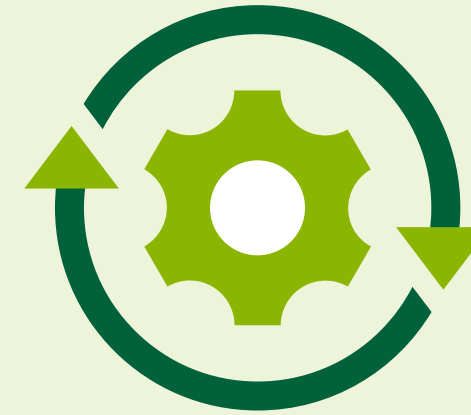
Target WELL
'Gold'



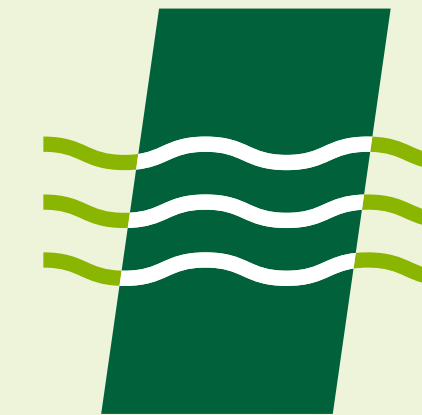
Day 1 fibre
connectivity



Target WiredScore
'Gold'



Upgraded energy-efficient
MEP system reduces
operational costs

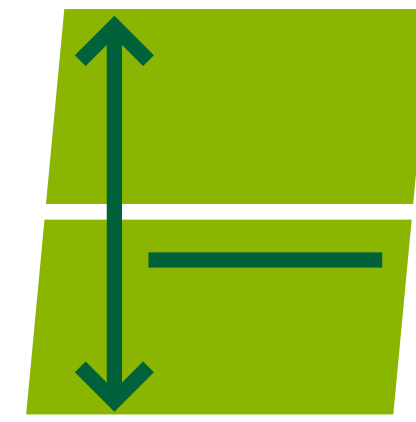


Mechanical Ventilation with
Heat Recovery (MVHR) for
improved indoor air quality
and energy efficiency



Rooftop greenery enhances
staff wellbeing, air quality
and biodiversity

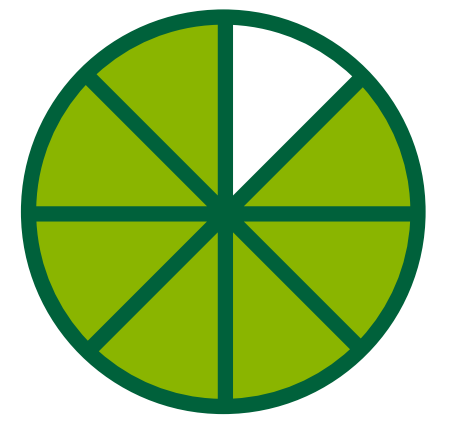
High quality specification



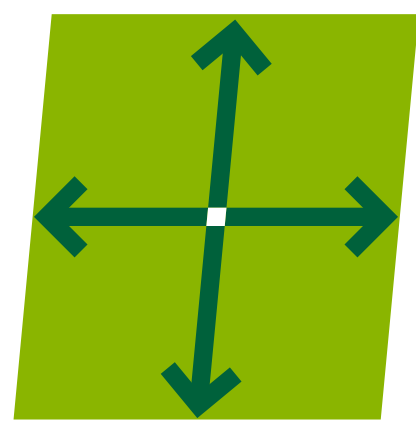
Double height reception



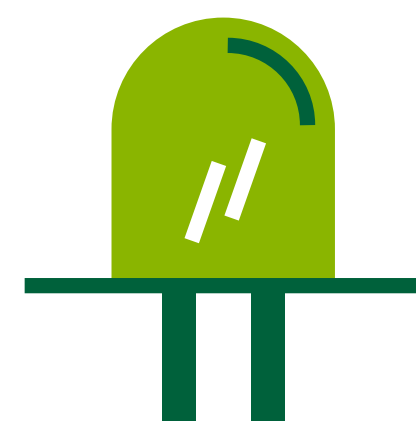
Brand new MEP, including exposed service finish



1:8 sq m occupational density



Largest available floorplates in Brighton



Day light adjustable new LED Lighting



Raised access floor with 150m floor void



New passenger lifts



All electric building running off 100% renewable energy sources



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Developed by

ZAKE

SOVEREIGN