



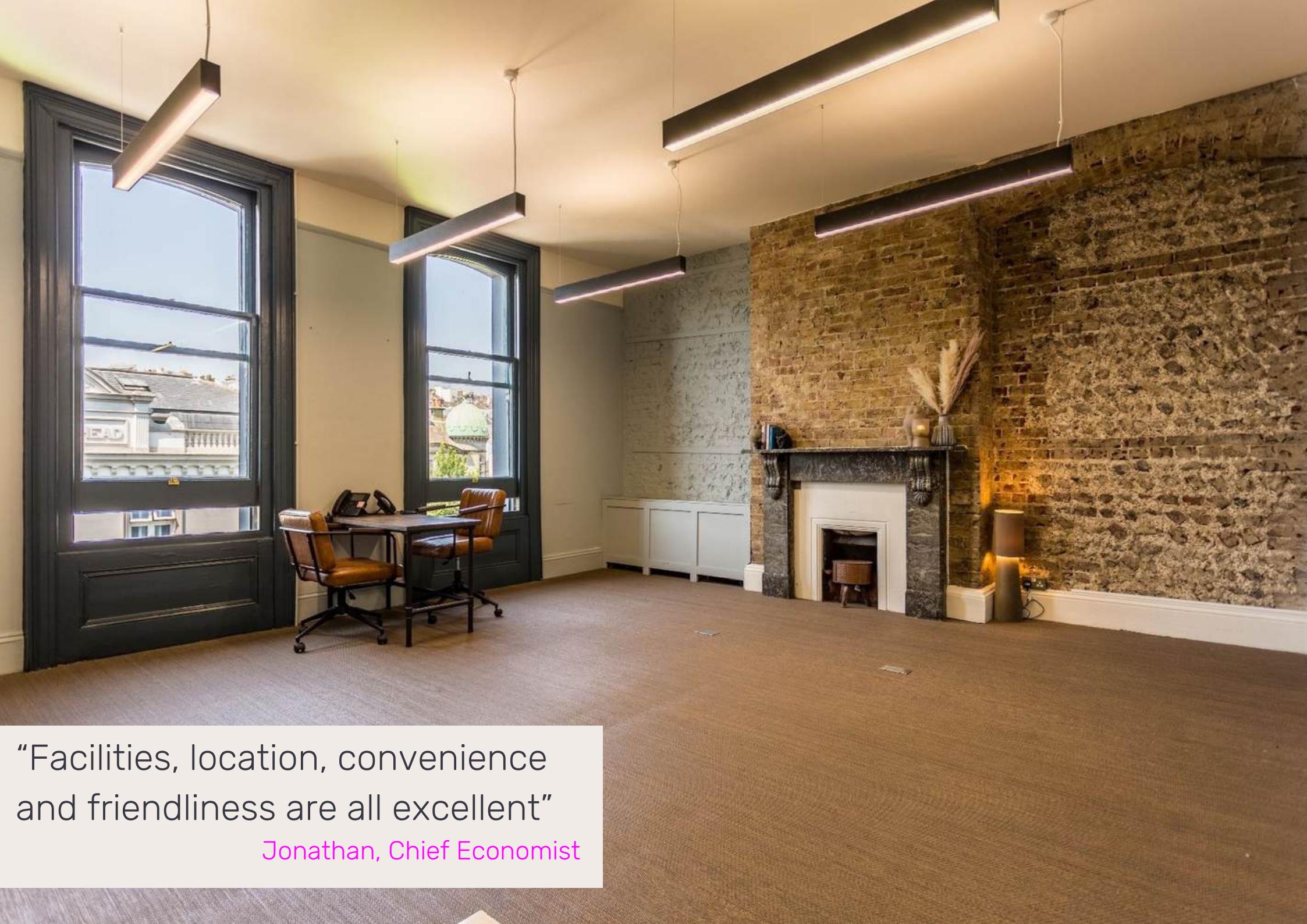
Sunset Studio
1-12 Person Private Office



Welcome to

WRAP

Located just a stone's throw from Brighton Station, the WRAP business centre offers private offices, event spaces, coworking, meeting rooms and flexible childcare - all under one roof!



“Facilities, location, convenience
and friendliness are all excellent”

Jonathan, Chief Economist



"A really special space that ticks all the boxes"

Megan, Co-founder of Make Good Design

The Sunset Studio

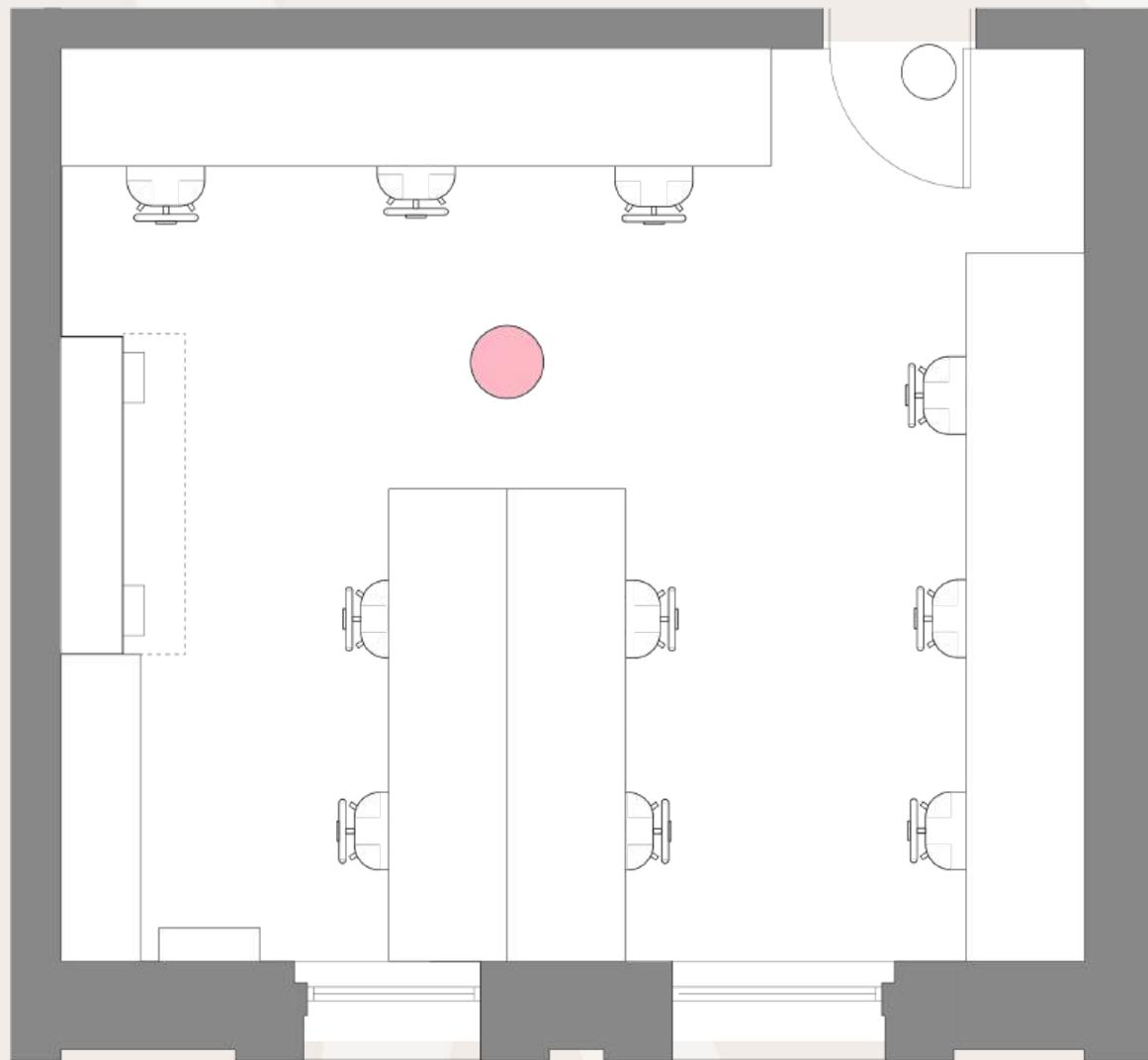


This beautiful private office is located on our 2nd floor, with views of buzzing Queens Road and Brighton Station. This is a stylish and spacious room featuring a bungaroosh wall and an elegant marbled fireplace. Ideal for growing teams of up to 12.

- Maximum occupants: 12
- £3000 p/m (excl vat) + 1 month deposit*
- 30 m²
- Fully serviced
- Air conditioning
- Secure access control available. The building is accessible 24/7 for members.

**rent may be negotiable depending on the number of occupants and length of lease. Discount / rent free available for the right deal.*

Suggested Layout



10 Workstations



Why you, the business leader, will love it...

- Business rates, cleaning, maintenance, utilities.
- Business address and post delivery / handling.
- 20% discount on meeting room & event space hire (meeting room credits negotiable).
- All our meeting and event spaces are fully equipped with AV and VC equipment (please see our meeting room brochure attached).
- Very friendly and 'can do' membership team on hand 8am – 5.30pm Monday – Friday, to meet and greet and support in any way they can!



Why your team will love it too...

- As much tea and Trading Post coffee as you can drink – plus complimentary fruit, biscuits, cake on Wednesday's AND members drinks fridge for a spontaneous after work drink!
- Monthly members breakfast - pancakes, waffles, pastries, freshly cooked in our members kitchen.
- Free food such as cake every Wednesday and Soup every Thursday
- Pet friendly - water bowl and complementary treats for our furry companions.
- Free and discounted events at WRAP- including networking and training.
- Discounts at various local business's - including shops and cafes.
- Priority access to the onsite WRAP Nursery and discounted rates.



Why our current residents and members love it at WRAP...

- Beautifully designed and well-maintained welfare/breakout areas
- A variety of different spaces to work from, depending on your mood and the task at hand.
- (Usually) Sunny roof terrace with sea views to take a break from the grind
- Inclusive use of coworking space, including phone booths and ad-hoc meeting areas
- Rotating art from local artists and private views art exhibitions
- High speed internet to all areas (1 gigabit fibre link)
- Printing and scanning facilities
- Off-street bike (and buggy) storage
- 2 shower rooms

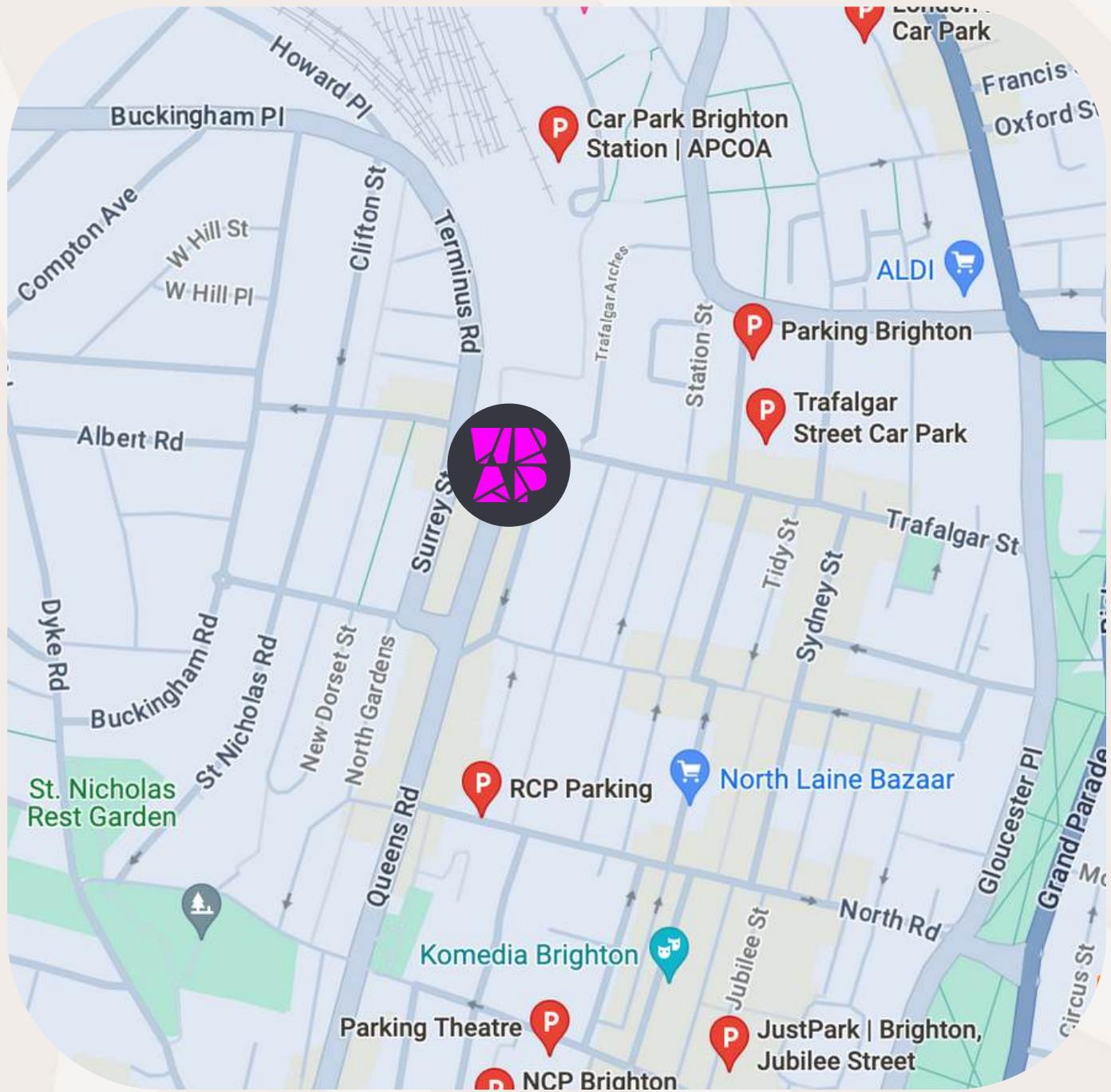
Location

Second Floor
WRAP, 83 Queens Road
BN1 3XE Brighton
East Sussex

Nearest Parking

Trafalgar Street Car Park
Blackman Street
DN1 4DZ

RCP Parking
44 North Street
BN1 1YR



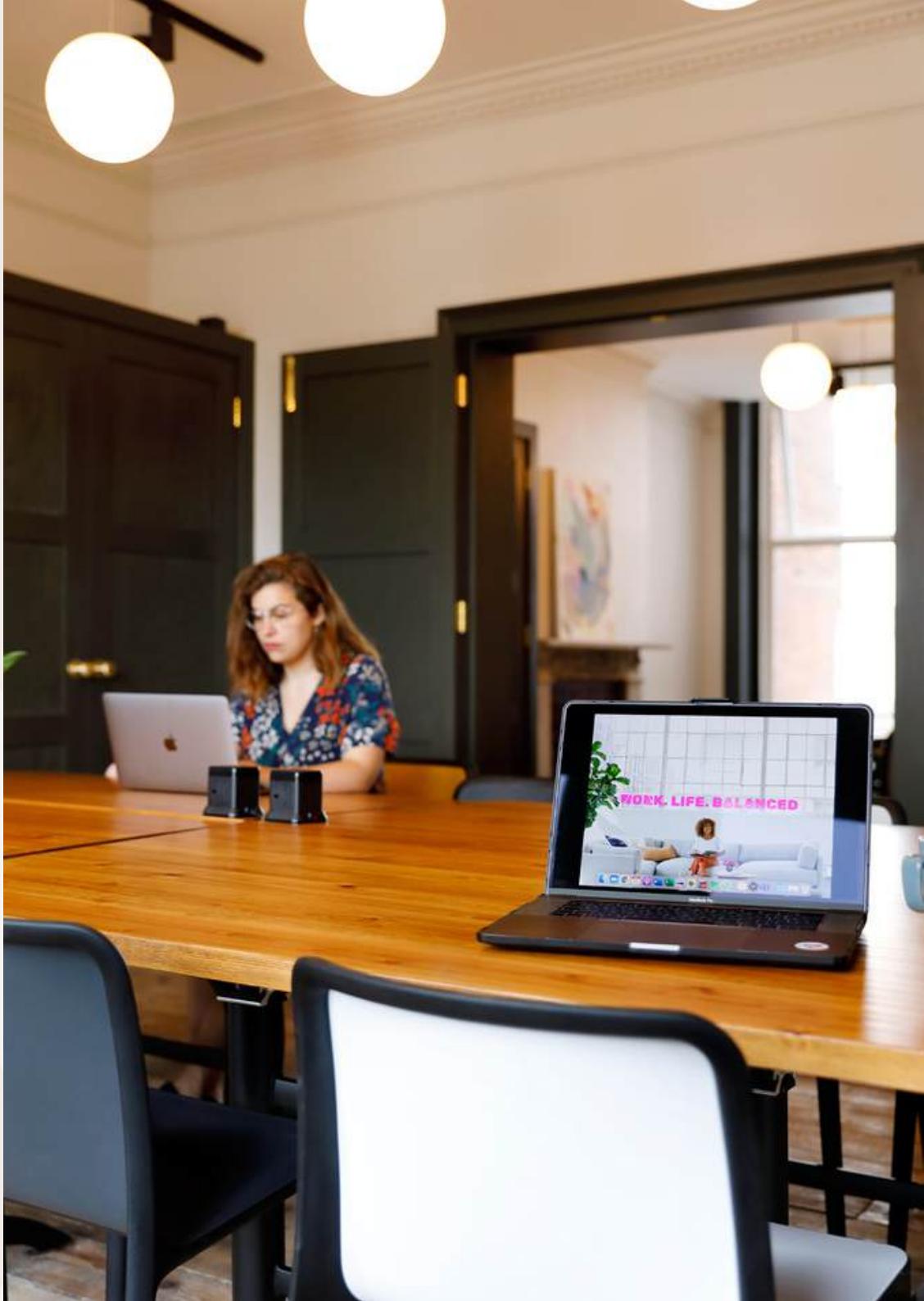
Get in touch!

We would love to show you around our building and learn more about your requirements.

If you would like to arrange a tour or a trial day, or if you have any questions, please get in touch.

 hello@wrap.space

 01273 359 349



1% for the Planet

We are proud to announce that going forward, WRAP Space will be donating 1% of revenue to **Sussex Bay**.

In the words of our Co-Founder Ed:

"One of our core values is sustainability, we are committed to sustainable operations and doing our bit for conservation and the environment. We are delighted to have the opportunity to support Sussex Bay, and their partners in their laudable endeavours. We looking forward to our continued involvement and supporting wherever we can in the years ahead".

The income will be shared initially with **The Sussex Dolphin Project**, to help fund a dedicated research vessel, which will enable much more valuable scientific research of the Sussex Bay marine environment.





Work. Life. Balanced.