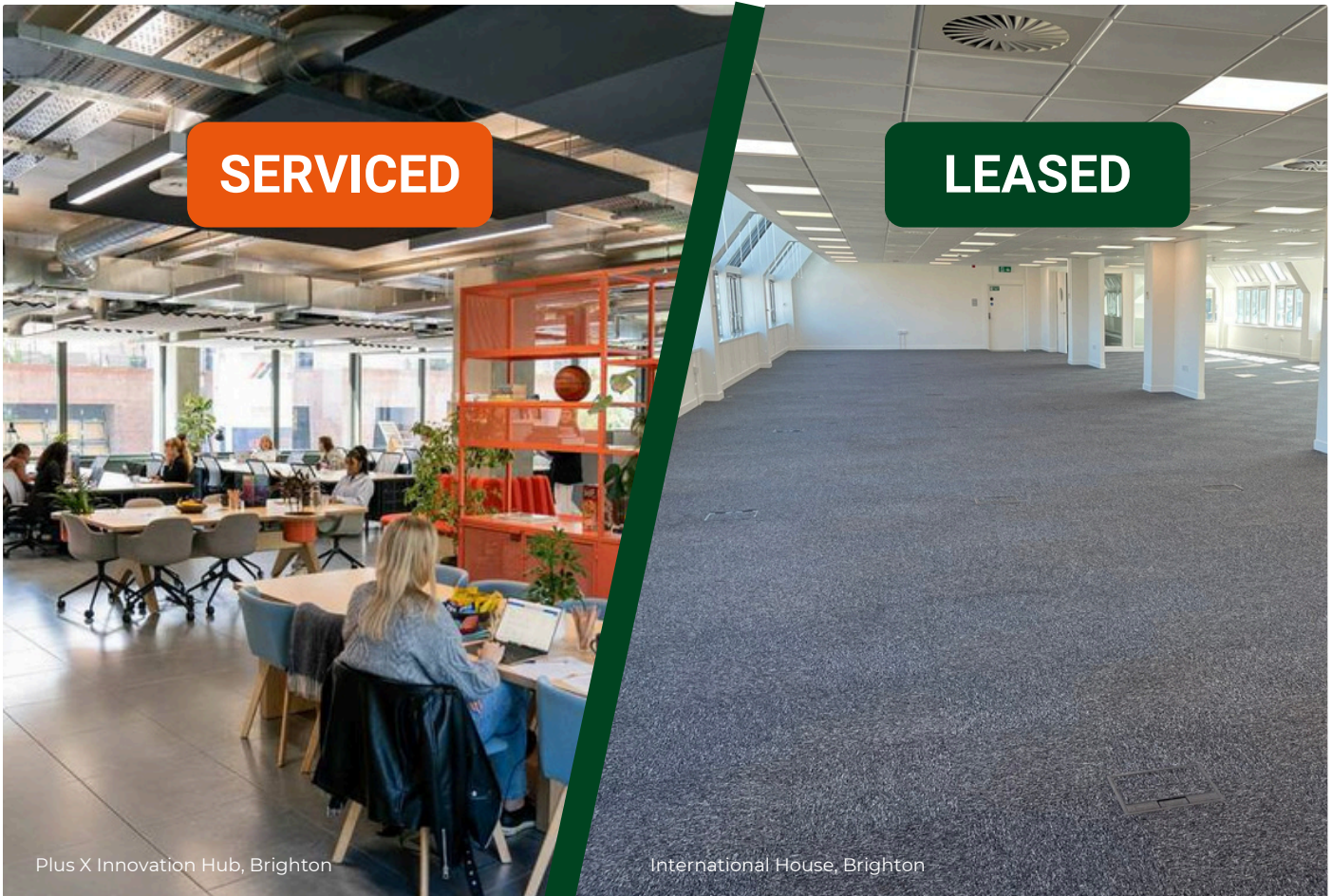


## LEASED VS. SERVICED OFFICE SPACE: FINDING THE BEST FIT FOR YOUR BUSINESS



### QUICK SUMMARY

- **Total Current Office Stock:** Circa 3.8 million sq ft.
- **Growth in Flexible Workspace Options:** Serviced and managed offices now account for 10% of total office stock, with significant expansion since 2018.
- **Main Office Locations:** Predominantly located on Queens Rod, Trafalgar Place, West St, The Lanes and North Laine.
- **Desk Rates for Managed Offices:** Typically £300 - £450 per desk per month in Brighton.
- **Leased Space Costs:**
  - Central Brighton: £20 - £40 per sq ft annually.
  - Central Hove: £15 - £25 per sq ft annually.

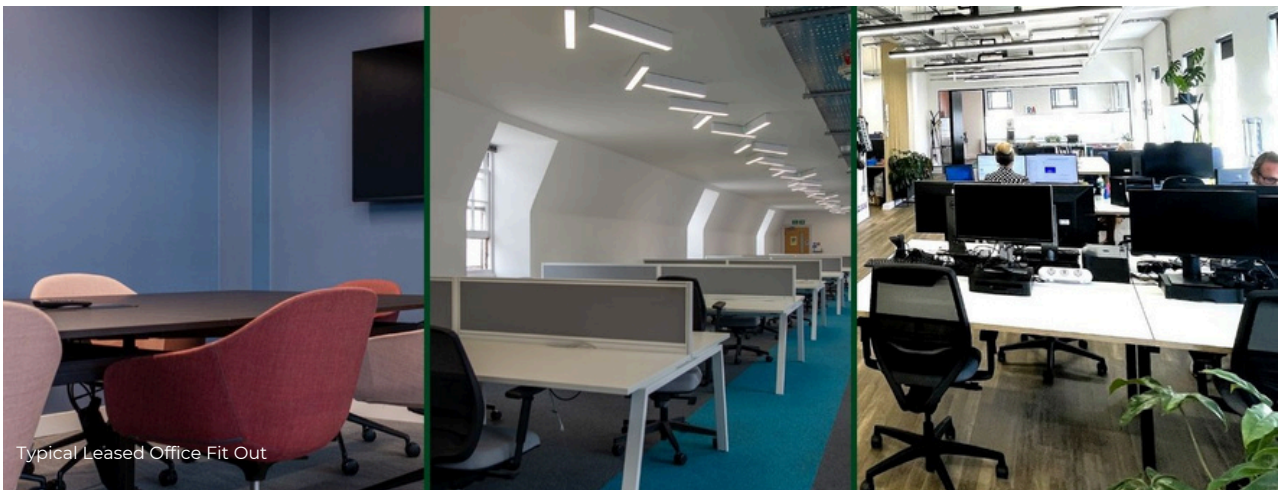
## LEASED VS. SERVICED OFFICE SPACE: KEY DIFFERENCES

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### LEASED OFFICE SPACE

Historically, businesses rented office space directly from property owners, typically through a full repairing and insuring (FRI) lease, where tenants are responsible for maintaining both the property's interior and exterior.

Leased offices involve signing a fixed-term lease for space often delivered as a shell or with basic finishes (a "CAT A" fit-out), allowing businesses full control over the design and layout to meet their needs. In some cases, premises may come partially or fully fitted, providing a "plug and play" solution that balances long-term security with reduced fit out costs.



### BENEFITS OF LEASED OFFICES

- **Cost Efficiency Over Time:** Despite higher initial expenses for fit outs, longer leases often provide better value per square foot than short-term alternatives.
- **Customisation:** Full control over the office layout, branding, and functionality allows businesses to create a workspace tailored to their culture and workflow.
- **Long-Term Stability:** Fixed leases provide businesses with security, making them ideal for companies with predictable growth or unique operational requirements.
- **Scalable Space:** The flexibility to occupy larger floor plates or entire buildings offers room for growth over the lease term.

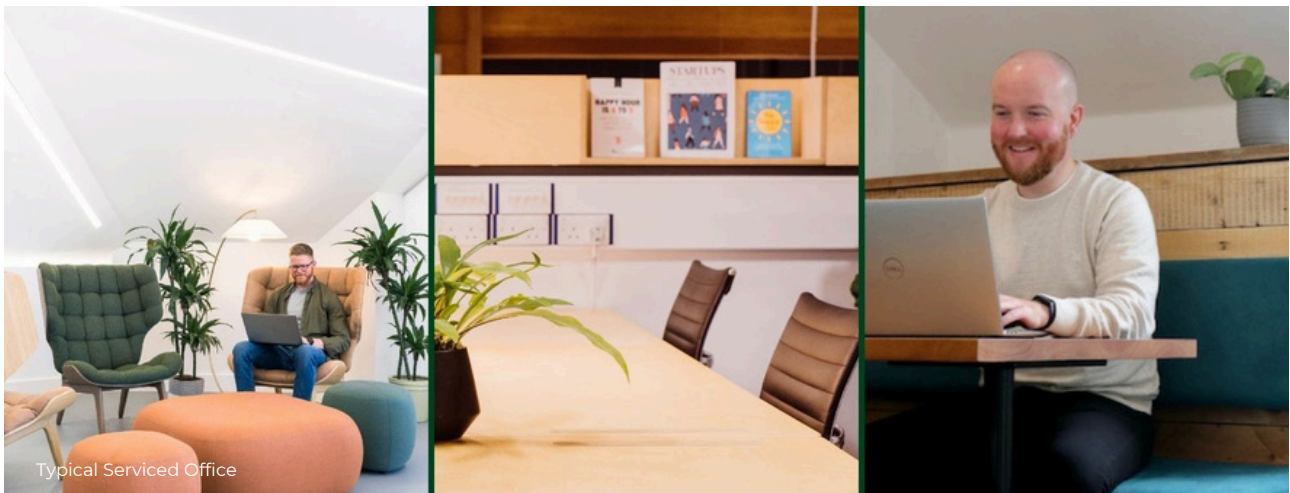
## LEASED VS. SERVICED OFFICE SPACE: KEY DIFFERENCES

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### SERVICED OFFICE SPACE

Serviced offices, on the other hand, offer fully furnished and equipped spaces available for short- or medium-term rental. These offices are often part of a larger building managed by an external provider, who takes care of amenities like internet, reception services, and maintenance. Businesses in serviced offices pay a set monthly fee that covers most overheads, enabling a straightforward approach to budgeting. This setup allows businesses to avoid the complexity of managing utilities, maintenance, and operational logistics.

A flexible workspace such as [Freedom Works](#) could be ideal for freelancers, startups, or companies testing new markets, offering professional facilities while minimising financial risk.



### BENEFITS OF SERVICED OFFICES

- **Cost Predictability:** A fixed monthly fee covering rent, services, and amenities simplifies budgeting.
- **Flexibility:** Easy in / easy out contracts make it easy to scale up or down as business needs evolve.
- **Minimal Setup Time:** Move-in ready spaces require no fit out or furniture installation.
- **Networking Opportunities:** Shared facilities often foster collaboration and connections with other businesses.

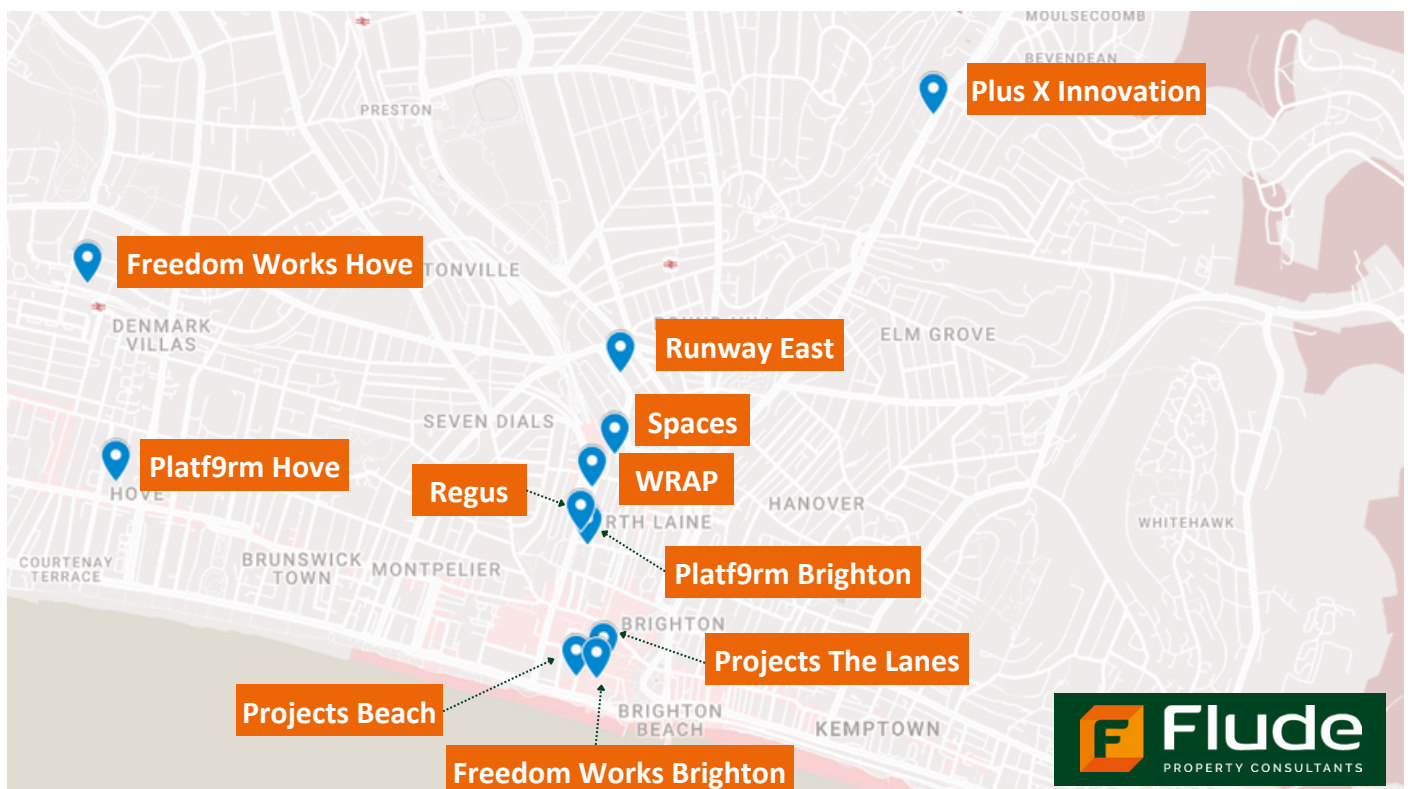
## KEY FLEX WORKSPACE OPERATORS IN BRIGHTON & HOVE

### A GROWING NUMBER OF OPTIONS

Occupiers that are considering going down the serviced office route as spoilt for choice in Brighton. From long standing locations such as Regus and Spaces - both part of the IWG brand, to ultra slick and modern set ups like Runway East and Projects - there is something to suit all budgets, styles and preferences.

The most recent opening at the time of writing is Freedom Works' expansion into Brighton opening their newest site in Barts House in the Lanes. Freedom Works are a local business with over 10 sites in Sussex and an expanding reach, so they are a great choice for mobile workers as you can utilise multiple sites.

Plus X Innovation, although slightly further from the city center, is ideal for creatives and designers thanks to its on-site proto workshop and 3D printing facilities. WRAP, the closest shared workspace to Brighton station, offers a unique advantage with an on-site childcare facility available to members.



## SUMMARY

### WHY BRIGHTON



# “WHY BRIGHTON”

Brighton is one of the most attractive locations to have an office outside of London. The city is home to a diverse number of occupiers, from small creative companies to large corporates including American Express, Unity Technologies, The Pensions Regulator and Bupa.

- Strong Talent Pool**  
Brighton boasts access to skilled workers, with graduates from the University of Brighton and the University of Sussex contributing to the city's vibrant and highly educated workforce.
- London by the Sea**  
Brighton boasts excellent transport links, with direct trains to London in under an hour, offering businesses proximity to the capital without the overhead or lifestyle drawbacks.
- Work-Life Balance**  
Known for its seaside charm and cultural vibrancy, employees can enjoy stunning coastal views and a thriving arts scene - all contributing to a happy and productive workforce.
- Technology Hub**  
Brighton has established itself as a hub for innovation, particularly in the technology and gaming sectors. Many cutting-edge businesses choose to base themselves here.

### WHY FLUDE PROPERTY CONSULTANTS

Whether your business needs a long-term leased office or a flexible serviced space, Flude is here to help. Our team is well-versed in the nuances of commercial property options and can assist in finding the ideal solution for your needs. Over the years, Flude has received numerous accolades for our work in commercial property, including awards from CoStar and EG Radius for our achievements in active disposals and transaction volumes across Brighton and the South Coast.

To learn more about the current office letting market in Brighton & Hove, check out our detailed [\*\*Brighton & Hove Office Market Research Q1-Q2 2024.\*\*](#)

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