



**SEA
LANES**



BRIGHTON BN2

An aerial photograph of Brighton, UK, showing the coastline. The sea is a deep blue-green, and the beach is a wide expanse of golden sand with many people. In the background, the Brighton Pier extends into the sea, and the city skyline is visible on the right, including the Brighton i360 tower.

**THIS IS THE
CITY WITH THE
NATURAL EDGE**

FOR ALL TO SEA

**SEA LIFE
SEA CHANGE
SEA LANES**

WELCOME TO SEA LANES

Welcome to Sea Lanes Brighton, the UK's first
National Open Water Swimming Centre.[®]

Sea Lanes Brighton is set to transform the former Peter Pan playground site on Madeira Drive, and in doing so will re-connect with the history, heritage and culture of the area and help to revive recreational and competitive sea-swimming on the seafront.

Sea Lanes will be a catalyst for regeneration, taking the first steps with the development of an outdoor heated swimming pool and 10,000 sq ft. of mixed commercial space.

The pool will provide Brighton with much needed facilities and help get the city swimming again. It will be a stepping stone for those just starting out on their swim journey as well as those training for swimming events and challenges.

The centre will be a hub of activity with 24 small business units as well as a vibrant food court, seating area and year round event space. The units will be suitable for a range of uses including health, fitness, retail and office use.





**“BRIGHTON AND HOVE
IS LIKE NO OTHER CITY
IN BRITAIN. IT HAS
EVOLVED AND BEEN
SUCCESSFUL WHEN
IT’S BEEN BOLD AND
IMAGINATIVE.”**

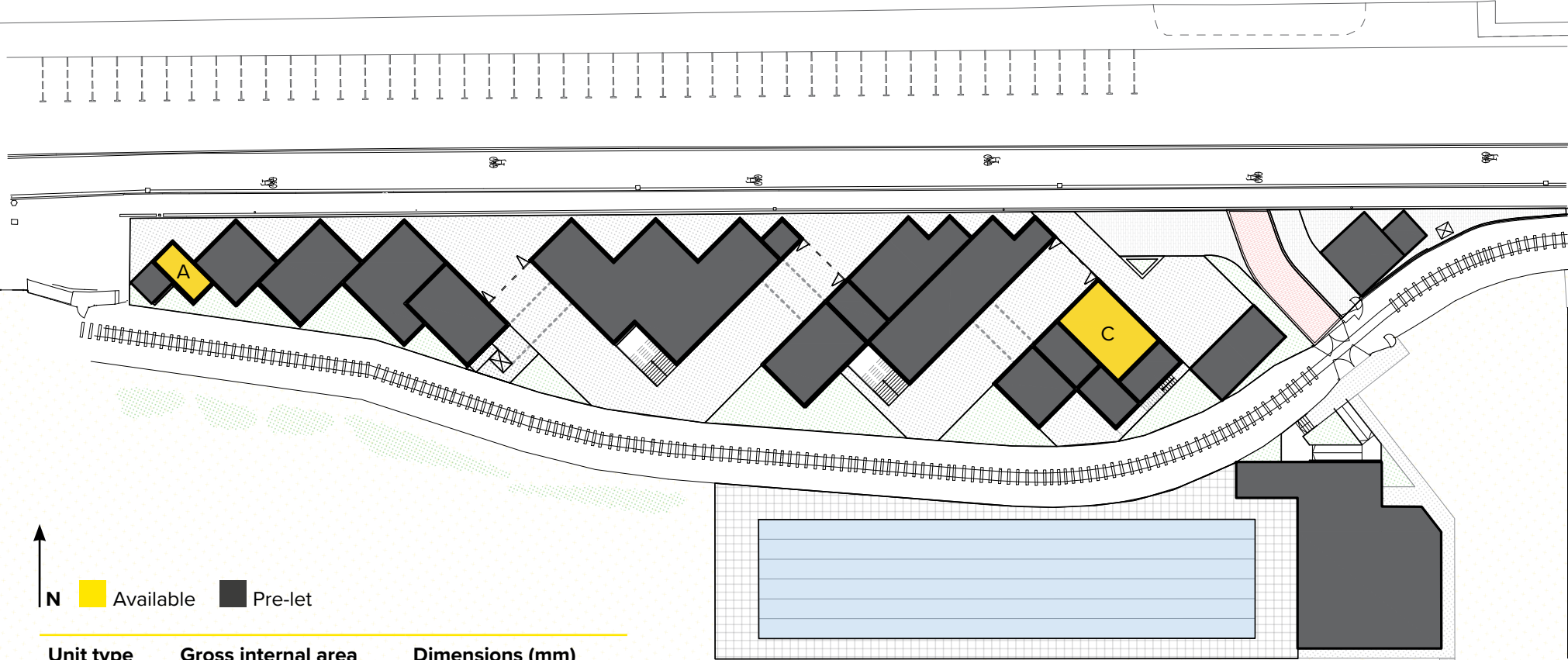
Anthony Seldon, Brave New City







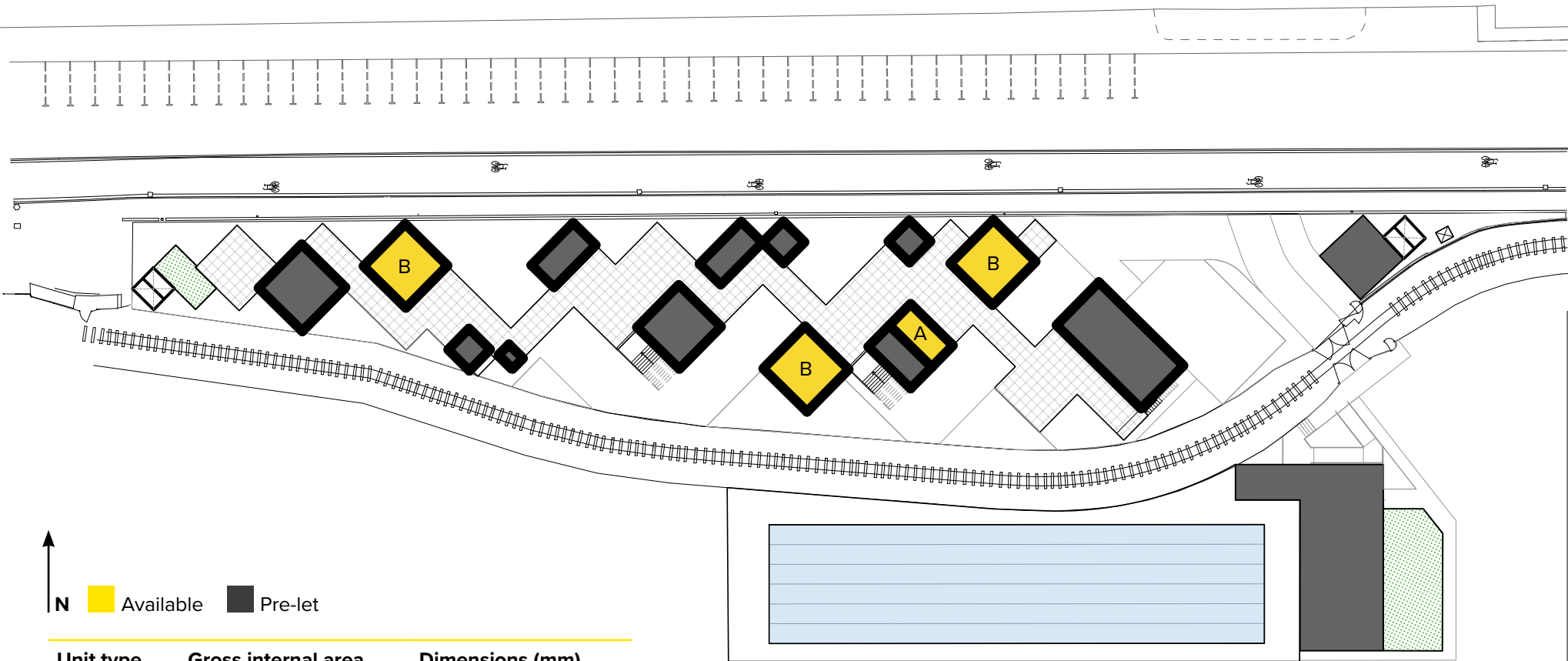
GROUND FLOOR



N  Available  Pre-let

Unit type	Gross internal area	Dimensions (mm)
A	16 sqm / 172 sqft	2800 x 5800
B	34 sqm / 366 sqft	5800 x 5800
C	51 sq m / 549 sq ft	8800 x 5800

FIRST FLOOR



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North Laine
Shopping

AmEx
Headquarters

Brighton University
City Campus

The Lanes

Edward Street Quarter

St. James' Street

Soho House

Royal Sussex
County Hospital

15-minute walk

10-minute walk

5-minute walk



Yellow Wave

Brighton Pier

Black Rock

Brighton
Marina

BE A PART OF SEA LANES

Flude Property Consultants

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