

FABRICA

Office Hire



Why Fabrica?

Fabrica is a unique space for hire. An unusual and relaxed space in a fantastic central location, Fabrica's office space combines modern design with historical charm.

As an established arts organisation, Fabrica has been presenting public exhibitions and events since 1996. We are a welcoming creative hub for people to work, grow and connect.

For decades Fabrica has been a key part of the cultural landscape of Sussex, working with and supporting artists. By becoming part of our welcoming community you'll enjoy a seamless link into the vibrant local arts scene.

This peaceful setting is perfect for focusing on work, while our central location and connections to local culture inspire and uplift.



Your Community

We welcome creatives from all backgrounds to develop their craft in our flourishing community. Our current tenants include freelance creatives from a diverse range of backgrounds.

Fabrica presents a year-round calendar of artistic programming including film screenings, talks, group discussions and community led events. We also deliver a programme of creative workshops in community settings across the city that support learning and increase wellbeing.

Our partnerships with other organisations include Brighton Fringe, The Great Escape, The Living Coast, videoclub, Brighton International Animation Festival, Short Circuit, and Sofar Sounds.



Your Office

Our unique offices provide a calm space to work in the midst of lively Brighton.

Our building is a former Regency Church in the heart of the South Lanes. First built in 1817, it is now deconsecrated but retains many of its original features. Developed in 2016 by Brighton-based architects Morton Scarr, our modern offices provide a bright, airy workspace which connects seamlessly to the historic building.

These offices are set towards the rear of the building and look onto a large private yard, meaning you can enjoy a peaceful setting to focus, while still being in the middle of the city centre action - perfect for meetings and public transport access.



Your Location

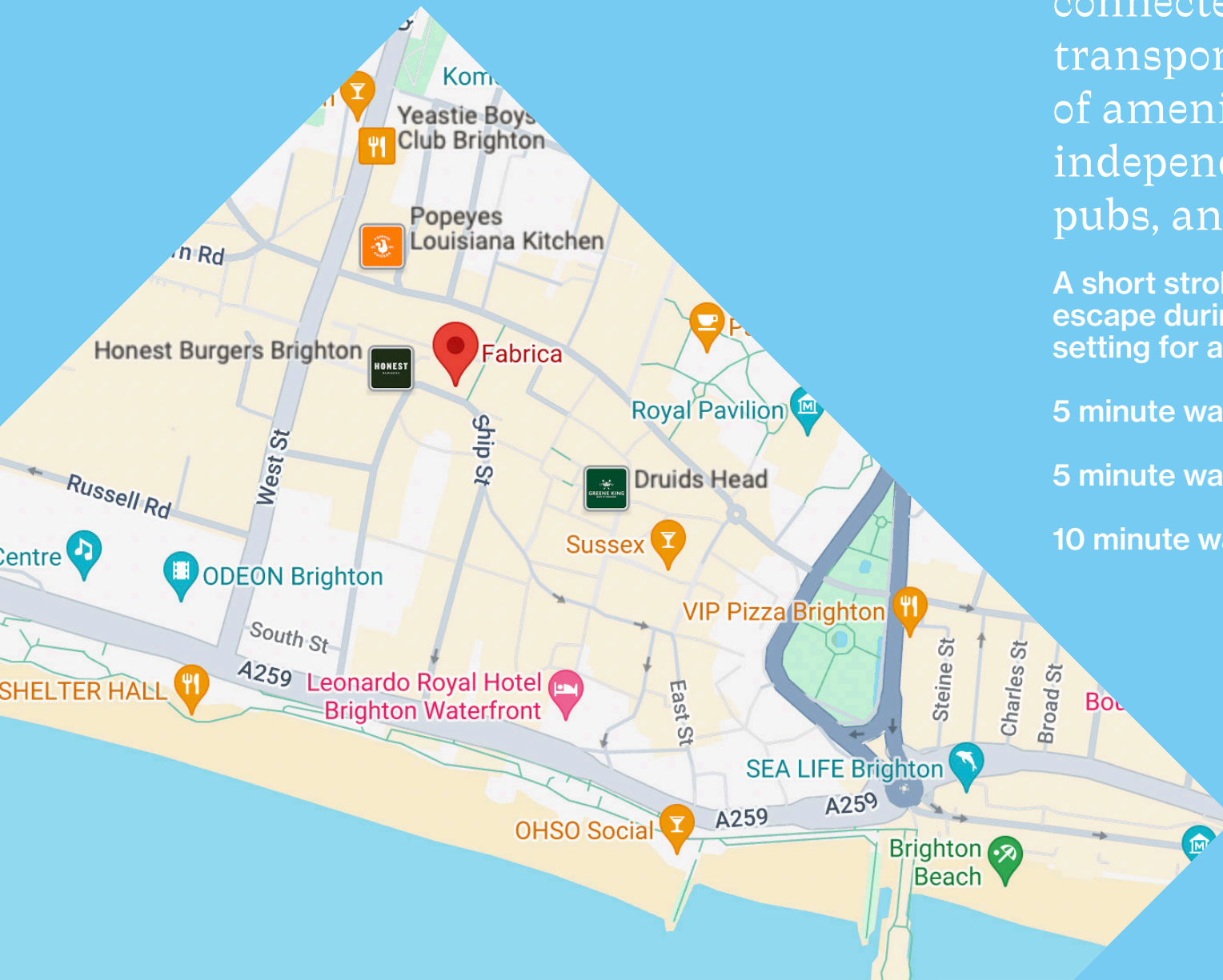
Fabrica is located in the central south lanes on Dukes Street, an area known for its rich cultural scene. Our location is well-connected, with convenient transport links and a variety of amenities nearby, including independent cafes, restaurants, pubs, and shops.

A short stroll to the beach offers a refreshing escape during breaks, and a beautiful setting for after work relaxation.

5 minute walk to the beach.

5 minute walk to Old Steine.

10 minute walk to Brighton train station.



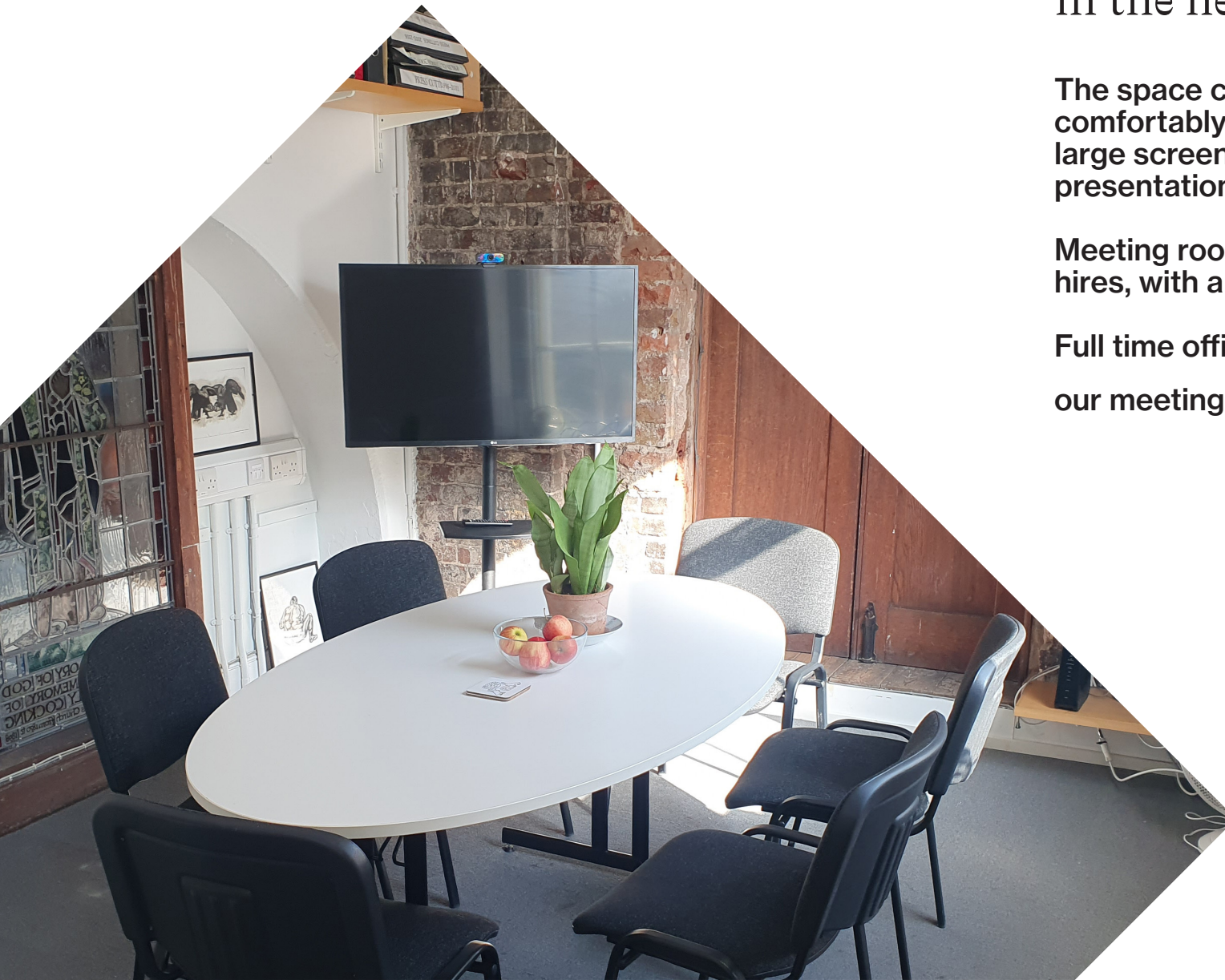
Meeting Room

Our bright and airy upstairs room can be hired by both tenants and non-tenants looking for an affordable meeting venue in the heart of Brighton.

The space can accommodate six people comfortably around an oval table, and a large screen is available for Zoom calls, presentations, etc.

Meeting room hire is £15 per hour for external hires, with a 50% discount for tenants.

Full time office residents get 2 hours free use of our meeting room per week.



What's Included



What you get as an office resident:

- Desk space for laptop with cupboard or shelf storage.
- WiFi (fibre optic broadband) with backup 4G network.
- All services included (electricity, heating, water).
- Onsite support Monday - Friday.
- 24/7 access.
- Opportunity to use [Fabrica's main space](#) at a reduced rate for partnership events.
- Opportunity to work and take meetings with colleagues in our main space when it is available.
- Full time office residents get 2 hours free use of our meeting room per week (plus a 50% discount on additional use).
- Company address.
- Tea and coffee making facilities with unlimited supplies of tea and coffee.
- Cleaning and recycling costs included.
- 10% discount to selected Fabrica events.

What Our Hirers Say

“Fabrica is a really great co-working space full of lovely people. They have loads of interesting events going on, and it’s in the middle of Brighton with millions of lunch spots nearby, and it’s right next to the beach!” Oscar.



Get In Touch

Get in touch with our Commercial Manager, Tachi Lawrence-Rodway, to find out more or arrange a visit.

If you still aren't sure, we can offer a half day trial to 'try before you buy' to new workspace hirers.

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