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Edward Street Quarter, Edward Street, Brighton, BN2 2LP  
TO LET: BRIGHTON'S NEWEST FBLR DESTINATION

# LOCATION



Edward Street sits on the east side of Brighton. In days gone by, it was a narrow, character-filled thoroughfare, lined on both sides with shops.

That tradition continues today with an array of intriguing nearby outlets. Take Speakers Corner, a café and creative hub, where taste buds and artistic appetites are stimulated in equal measure. Or the Marlborough Pub & Theatre, feted by the Guardian as ‘a refuge for cutting edge performance.’

Neighbours include large local employers such as American Express, alongside favourite local eateries such as Brighton Bierhaus and Junkyard Dogs. And you’re never far away from soul-nourishing green space. Mighell Street and Dorset Gardens are right there in the heart of the community, with the majesty of Queen’s Park and the Royal Pavilion Gardens just a hearty stroll away.

Residential and commercial requirements are amply fulfilled here. A variety of housing options are available, as well as the modern office space that Brighton is crying out for. When you need to get around, or away, transport is easy. The main railway station is walking distance from Edward Street and you can grab a cycle from BTN Bike Share from outside the development.

All in all, a neighbourhood with a rich history and a bright future.

## Description

Come and be part of an eclectic community, with creatives, innovators and ambitious individuals.

Edward Street Quarter is adjacent to the American Express HQ in Brighton's renowned Kemptown. This brand new development adds 125,000 sq ft Offices with office workers on site exceeding 4,000, alongside 168 Apartments and 45,000 sq ft of retail, restaurant and leisure spaces. Edward Street Quarter is close to various campuses of Brighton University and Brighton College is nearby.

Best-in-class retailers, restaurateurs and leisure operators will contribute to the vibrant character of this stunning development with plentiful greenery and numerous landscaped areas.

## Key Features

- 600 sq ft to 8,000 sq ft available
- Significant landlord incentives are on offer (subject to tenant covenant and lease terms)
- 'Shell and Core' fit-out
- 125,000 sq ft of Grade A Offices and 168 Apartments, with 90% already sold or let

## Accommodation

### Block C – Three Neptune Square

Ground Floor: 2,813 sq ft (261 m2)

Lower Ground Floor: 2,991 sq ft (277 m2)

**Total Accommodation: 5,804 (538 m2)**

### Block D1 – 42 Mighell Street

Unit D1a Ground Floor: 1,227 sq ft (114 m2)

Unit D1b Ground Floor: 400 sq ft (37 m2) UNDER OFFER

Unit D1b Lower Ground Floor: 4,585 sq ft (426 m2) UNDER OFFER

**Total Accommodation: 6,212 sq ft (577 m2)**

### Block D2 – 42 Mighell Street

Ground Floor: 1,970 sq ft (183 m2)

### Block E – 41 Edward Street

Ground Floor: 4,053 sq ft (376 m2)

Mezzanine: 3,919 sq ft (364 m2)

**Total Accommodation: 7,972 (741 m2)**

### Block F – 39 Edward Street

Upper: 7,225 sq ft (671 m2)

Lower: LET



**Total Accommodation: 14,480 (1,342 m2)**

## Specification

Each unit will be handed to a 'shell and core' specification, with electric, drainage, and water mains connection, ready for the ingoing tenant to carry out a bespoke shop fit.

The Landlord is prepared to consider a contribution toward fit-out costs by way of a significant rent-free period or capital contribution subject to tenant covenant and lease terms.

## Terms

A new lease for each retail unit is available on flexible leasing terms.

## Lease

For a term of no less than 10 years to be negotiated

## Rent Review

By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution estimated at £1.79 psf for the 2023 service charge period.

## Business Rates

To be assessed by Brighton & Hove City Council.

## VAT

VAT will be payable on the terms quoted.

## Legal Fees

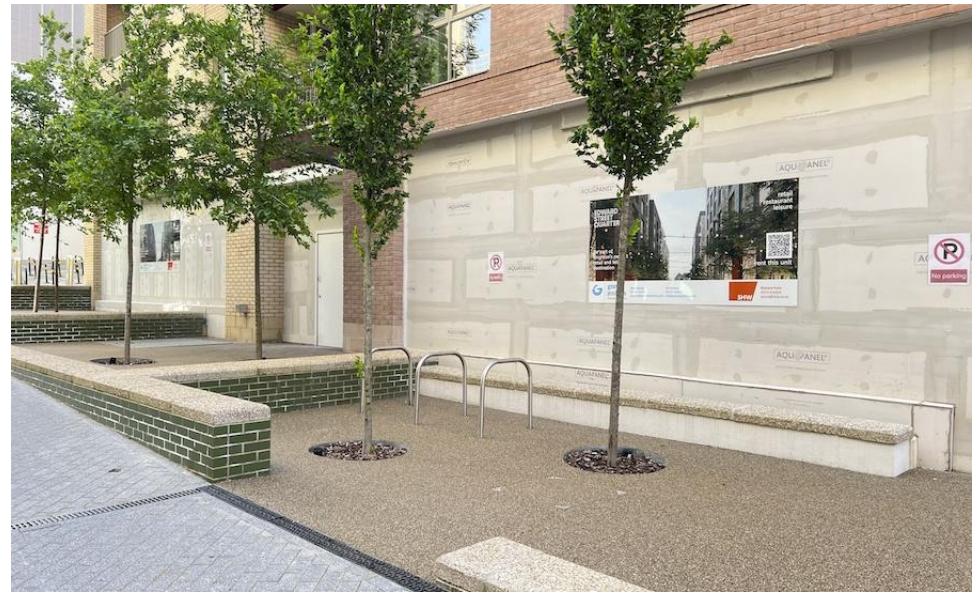
Each party is to pay for the legal fees incurred.

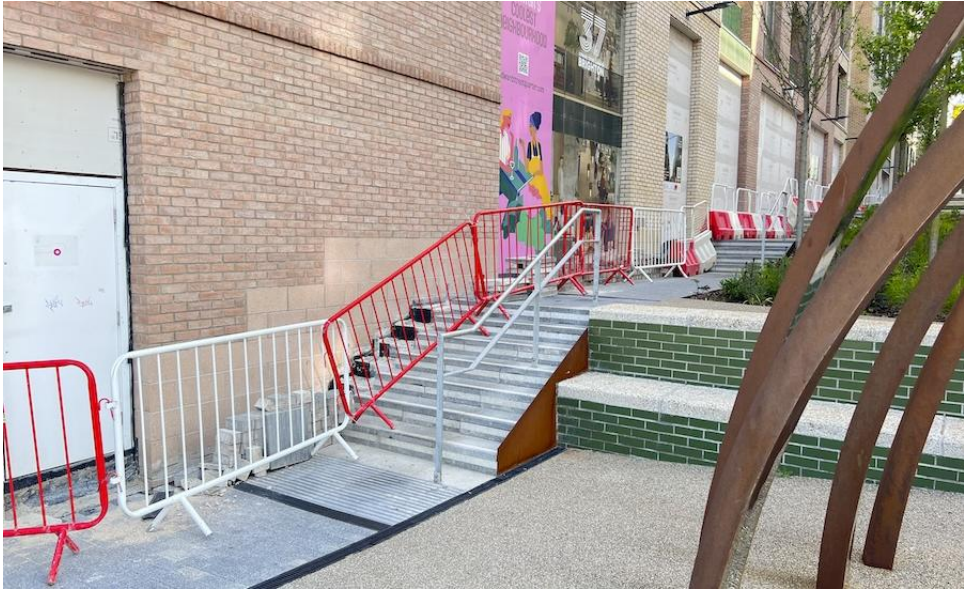
## Viewing Arrangements

Strictly via prior appointment through joint sole agents Graves Jenkins (t: 01273 701070) and Stiles Harold Williams (01273 876213).











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