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Block C, Three Neptune Square, Brighton, BN2 2LP  
TO LET: BRIGHTON'S NEWEST RESTAURANT OPPORTUNITY

# 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

- 2,813 sq ft to 5,804 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) - flexible space and subdivision options available.

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

## Matterport [Link](#)

ESQ BLOCK C GROUND FLOOR RETAIL

ESQ BLOCK C LOWER GROUND RETAIL

## 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 through a significant rent-free period or capital contribution, subject to tenant covenant and lease terms.

## Lease

A new lease is available for a term to be negotiated.

Ground Floor: £84,500 per annum, exclusive.

Lower Ground Floor - Price on application.

## Rent Review



By negotiation.

## Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

## Business Rates

To be assessed by Brighton & Hove City Council.

## VAT

VAT will be payable on the terms quoted.

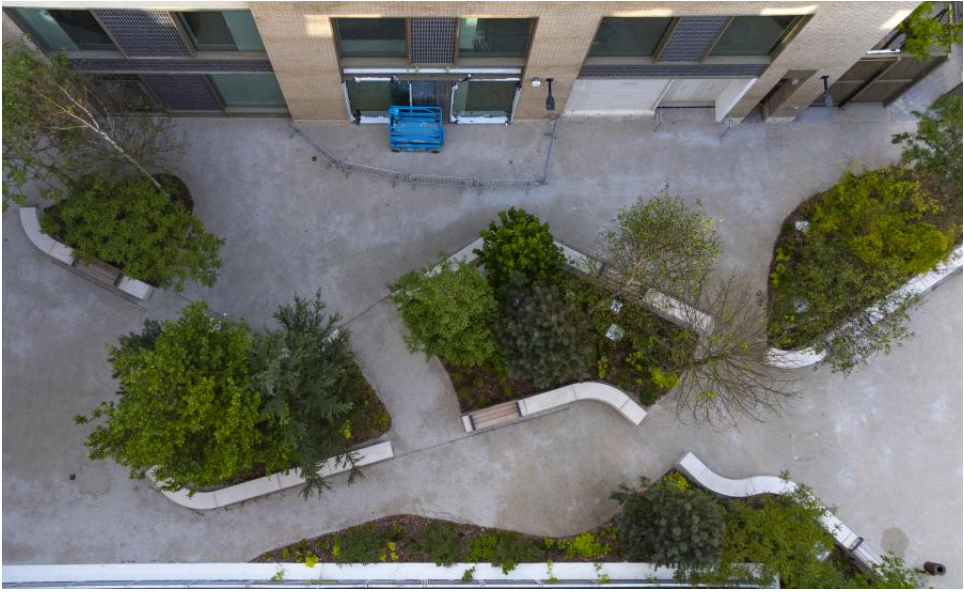
## Legal Fees

Each party is to pay for their own legal fees incurred.

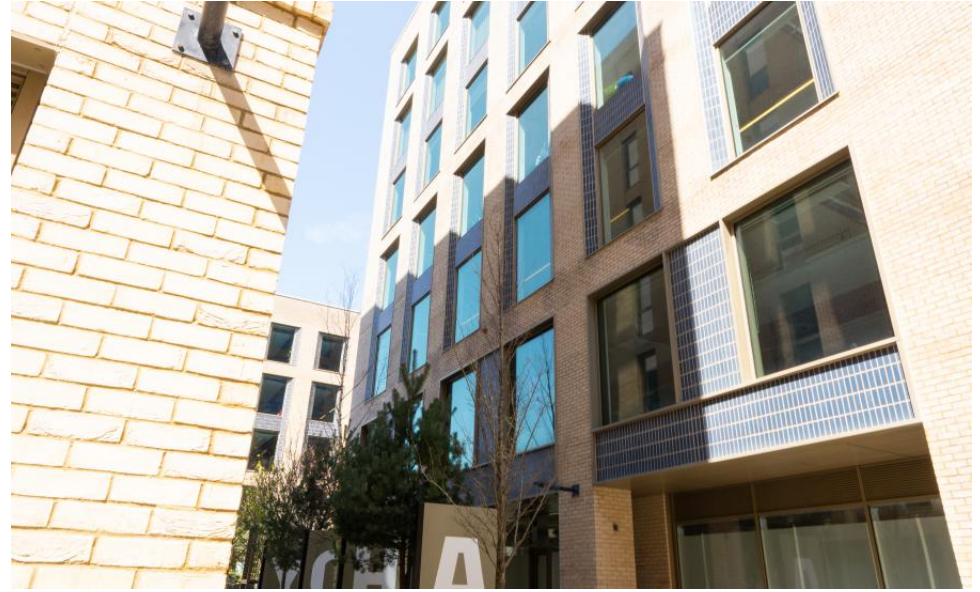
## Viewing Arrangements

Strictly via prior appointment through Joint Sole Agents Graves Jenkins (t: 01273 701070) and Stiles Harold Williams.















GET IN TOUCH  
gravesjenkins.com



Oli Graves

01273 701070  
07435 099764  
oli@gravesjenkins.com



Phil Graves

01273 701070  
07970 747197  
graves@gravesjenkins.com



BRIGHTON OFFICE  
Coach House  
26 Marlborough Place  
Brighton  
East Sussex  
BN1 1UB