



graves
jenkins
PROPERTY PEOPLE

gravesjenkins.com



Block F, Upper Mighell Street, 40 Edward Street, Brighton, BN2 2LP

TO LET: BRIGHTON'S NEWEST FBLR 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

- 1,000 sq ft to 7,255 sq ft - subdivision options 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 F – Upper Mighell Street, 40 Edward Street

Upper Floor: 7,255 sq ft (674 m2) - subdivision options available from 1,000 sq ft (93 m2)

Matterport [Link](#)

ESQ BLOCK F GROUND FLOOR RETAIL

Specification

Each unit will be handed to a 'shell and core' specification, with electric, drainage, and water mains connection, ready for the incoming 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.

Guide Rent: £25 / sq ft.

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.

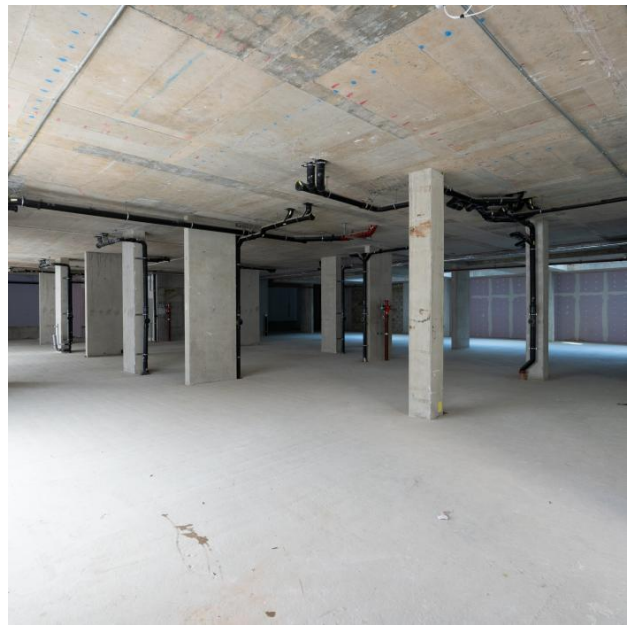
Legal Fees

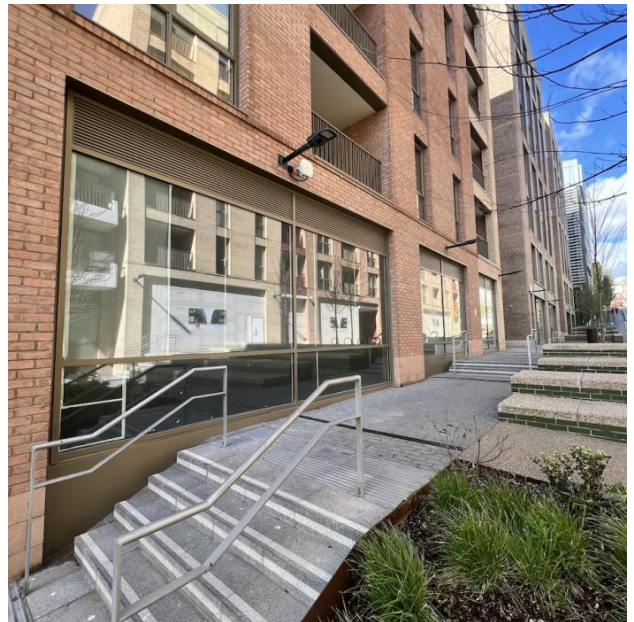
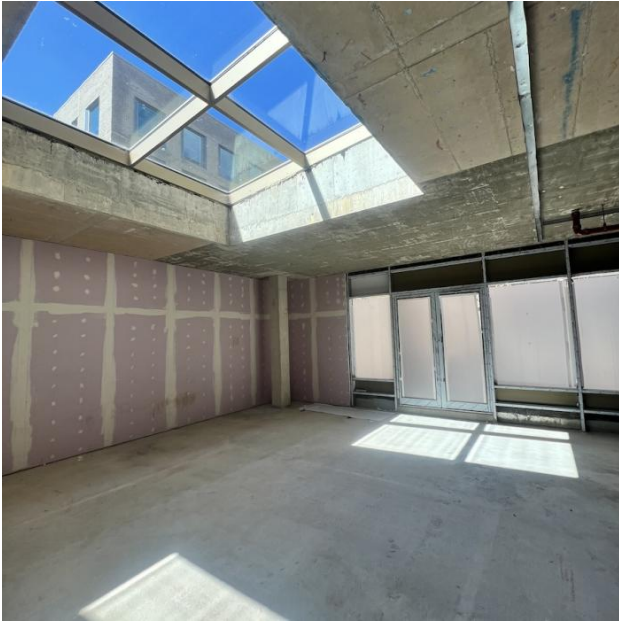
Each party is to pay for the legal fees incurred.

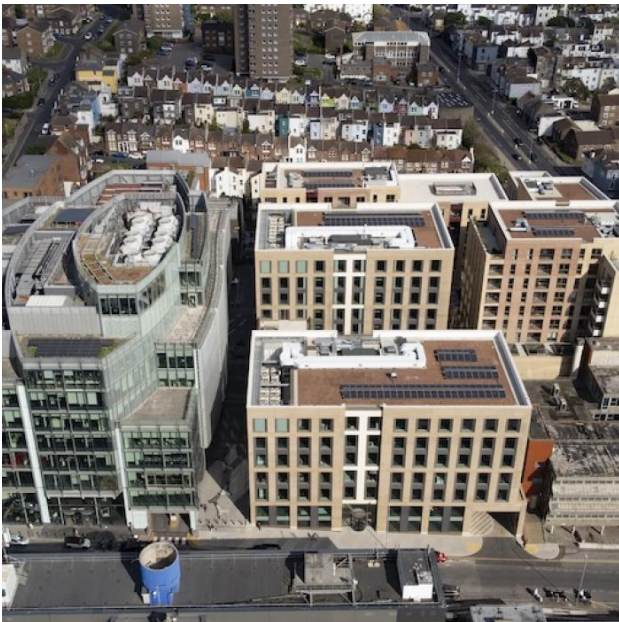
Viewing Arrangements

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