

EDWARD
STREET
QUARTER

Brighton's prime
office opportunity

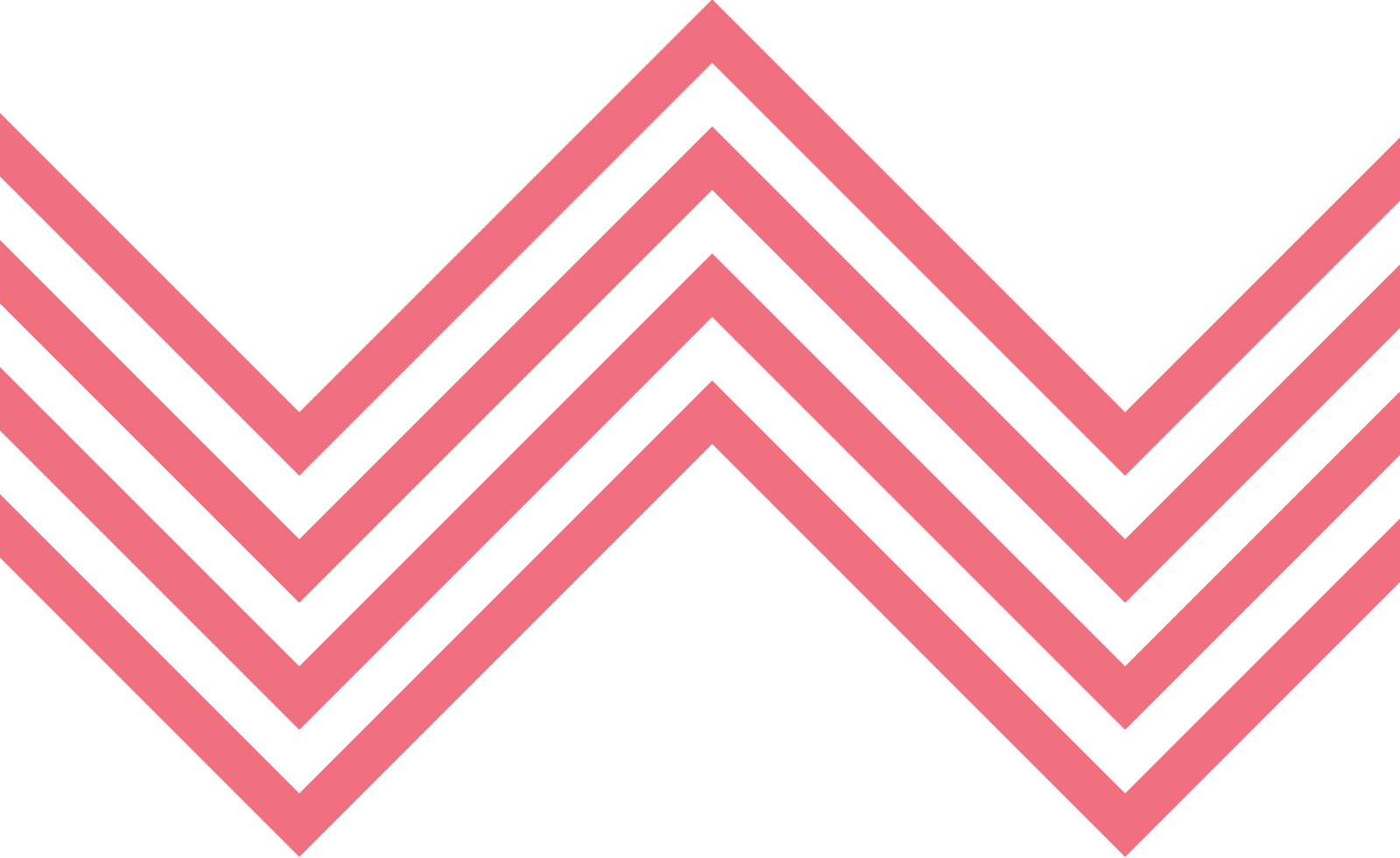
3 Neptune Square,
Edward Street Quarter,
Brighton, BN2 0BE

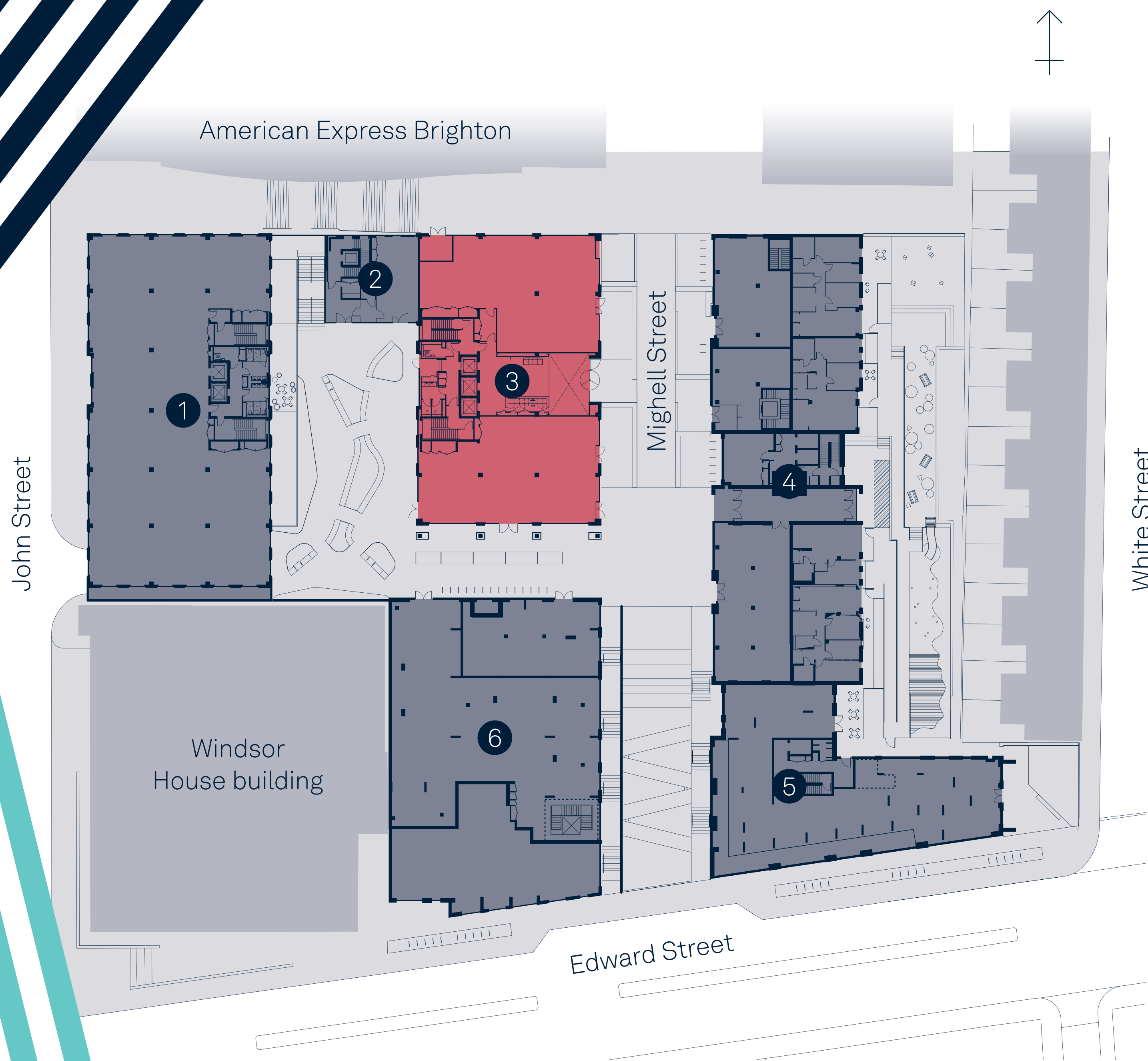
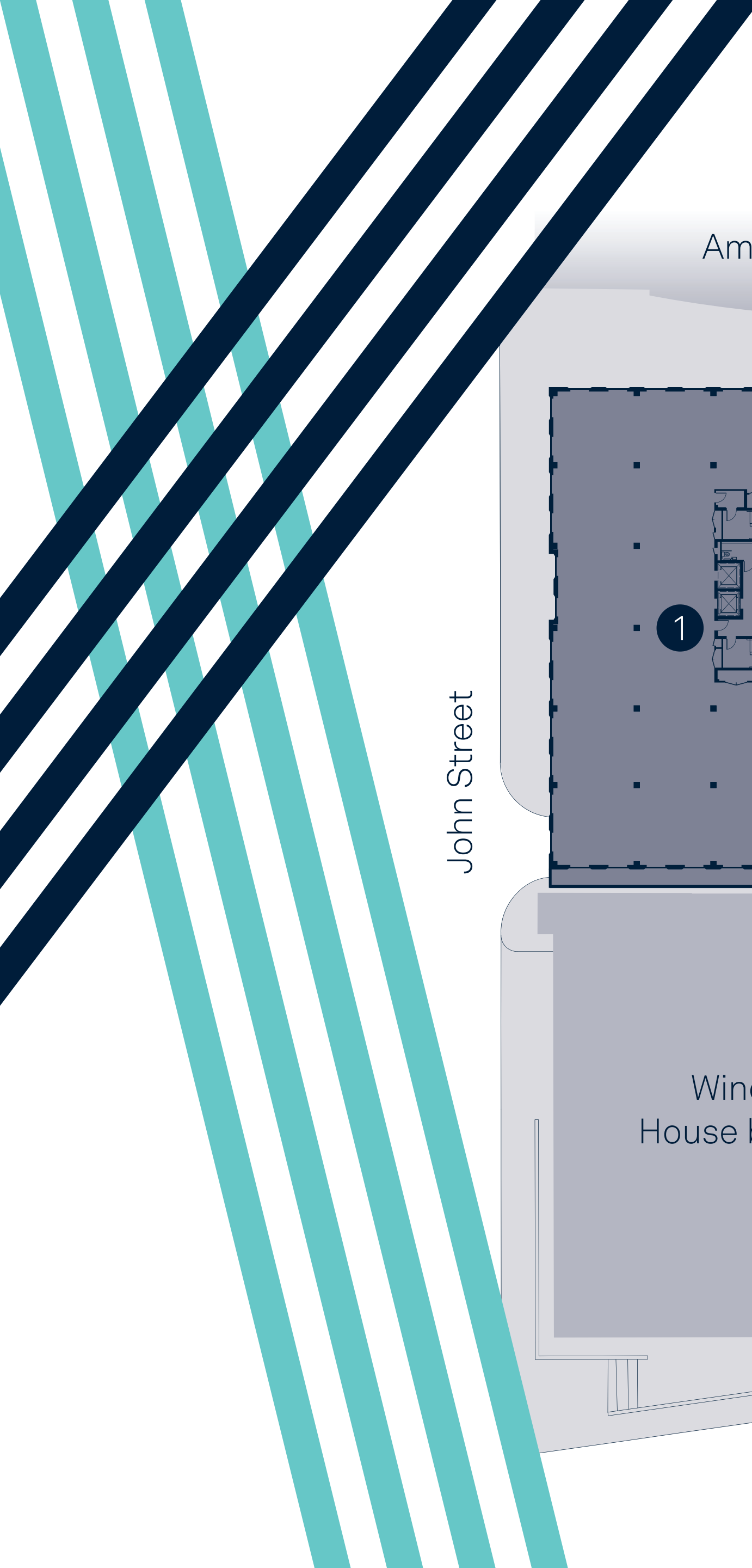




Edward Street Quarter is Brighton's best new office development, featuring 125,000ft² of high-spec, grade A office space.

With unrivalled floorplans and amazing sea views, Edward Street Quarter is home to major businesses including Octopus Energy, Natwest and Knights PLC.

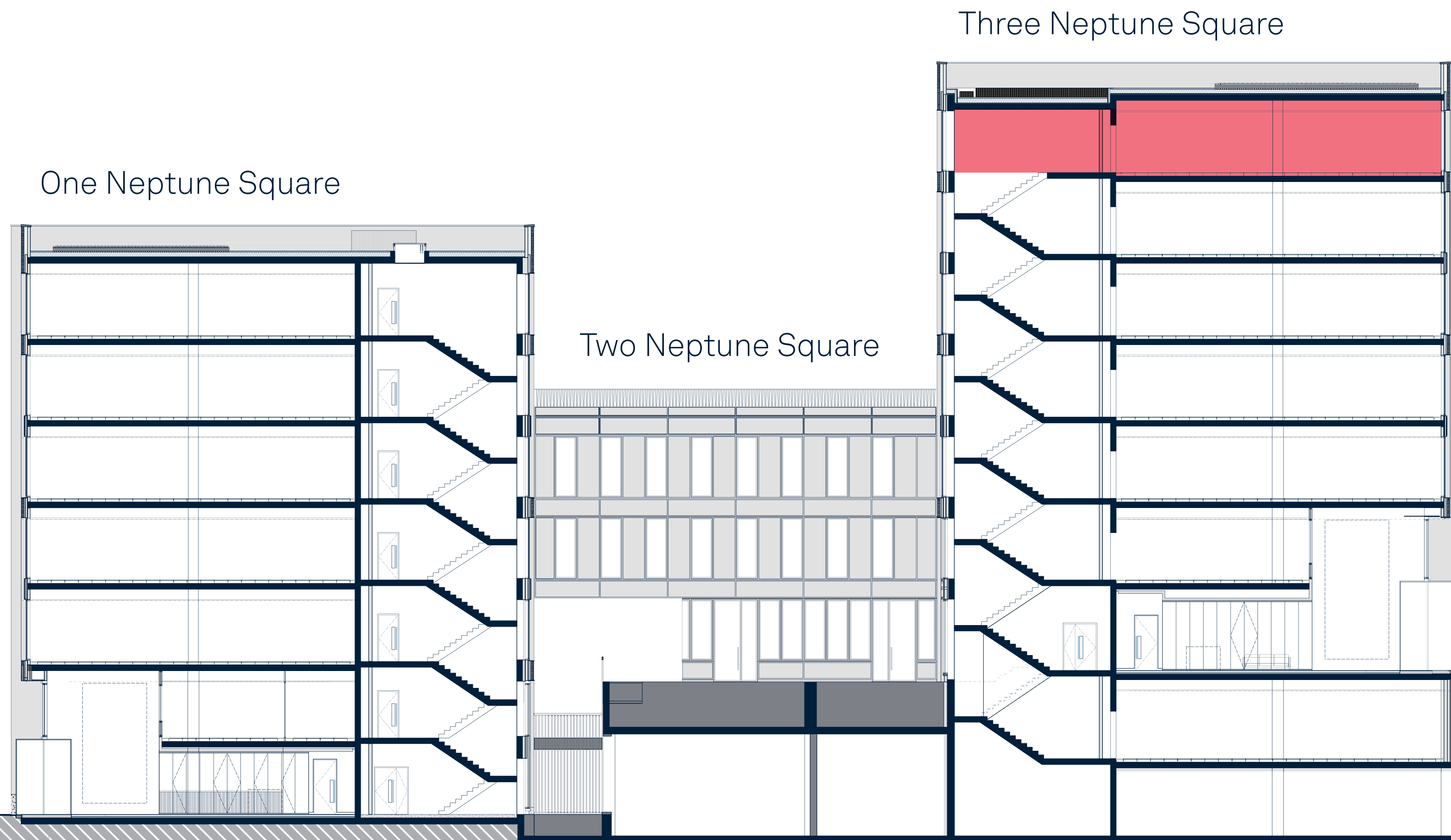




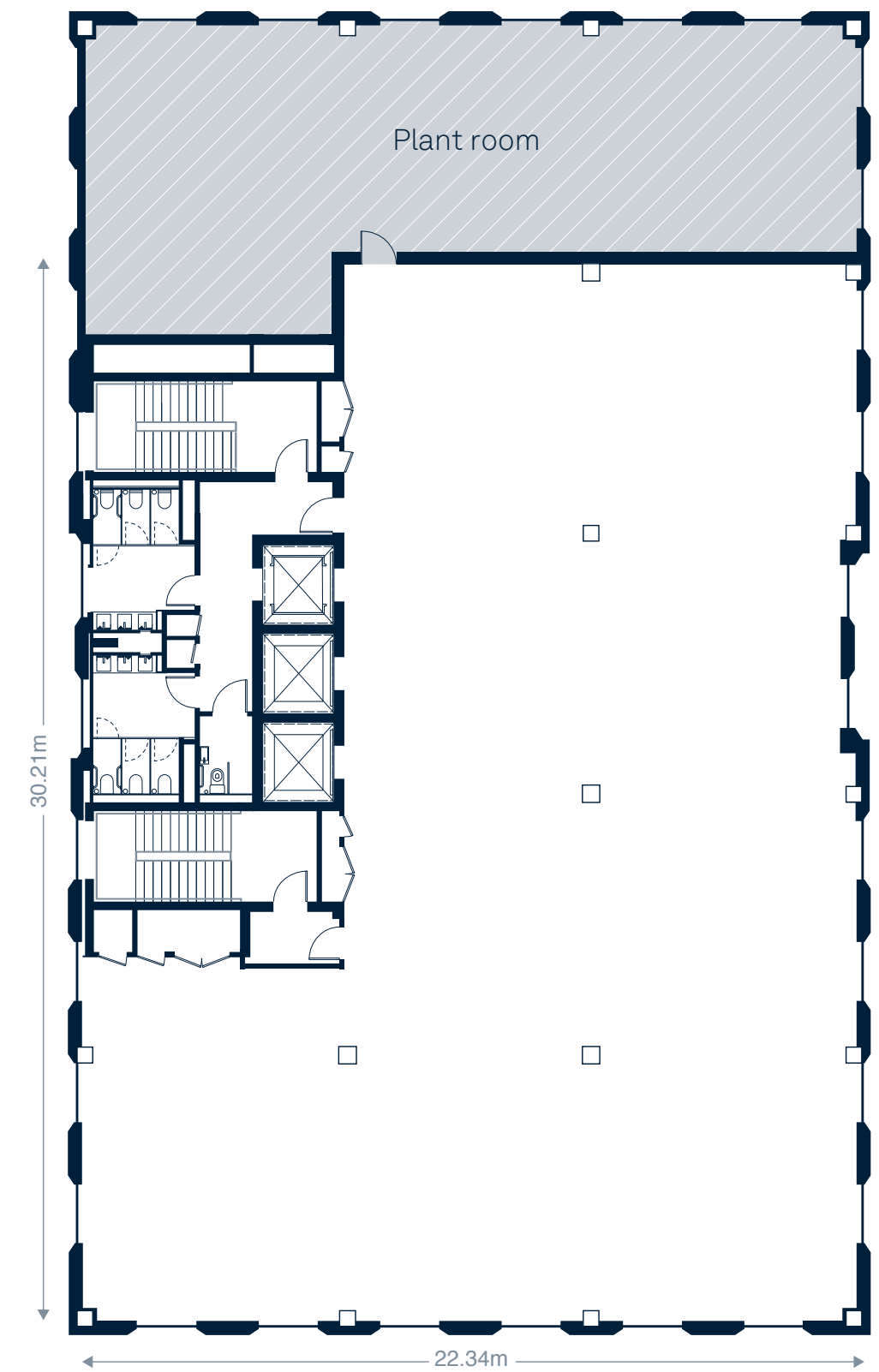
- ① One Neptune Square
- ② Two Neptune Square
- ③ **Three Neptune Square**
- ④ Residential and leisure building
- ⑤ Residential and leisure building
- ⑥ Residential and leisure building

Available space

6th floor Three Neptune Square



6th Floor Area: 5,662ft²





6th floor Three Neptune Square

Floor Area: 5,662ft²



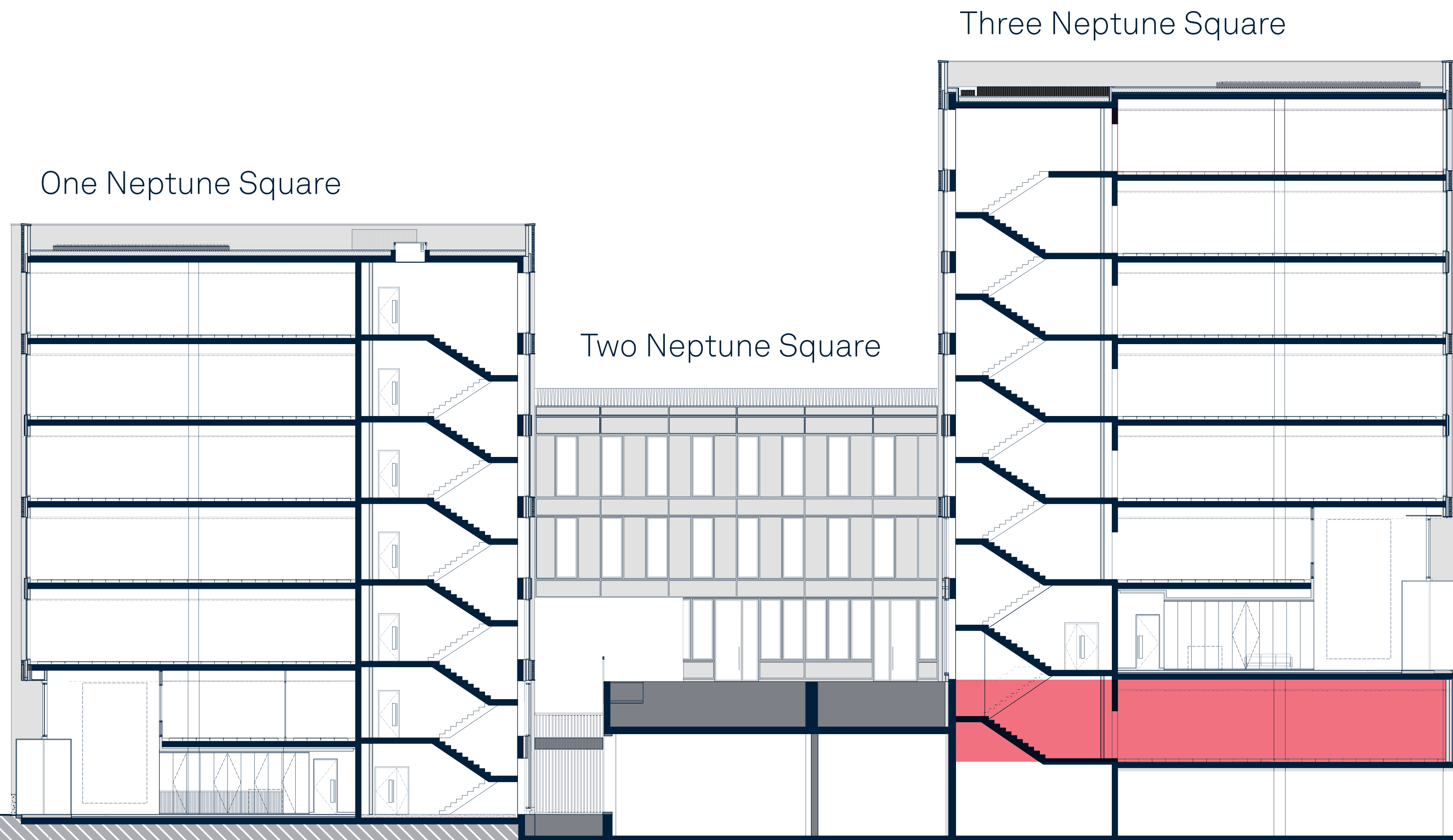
CGI of office fitout



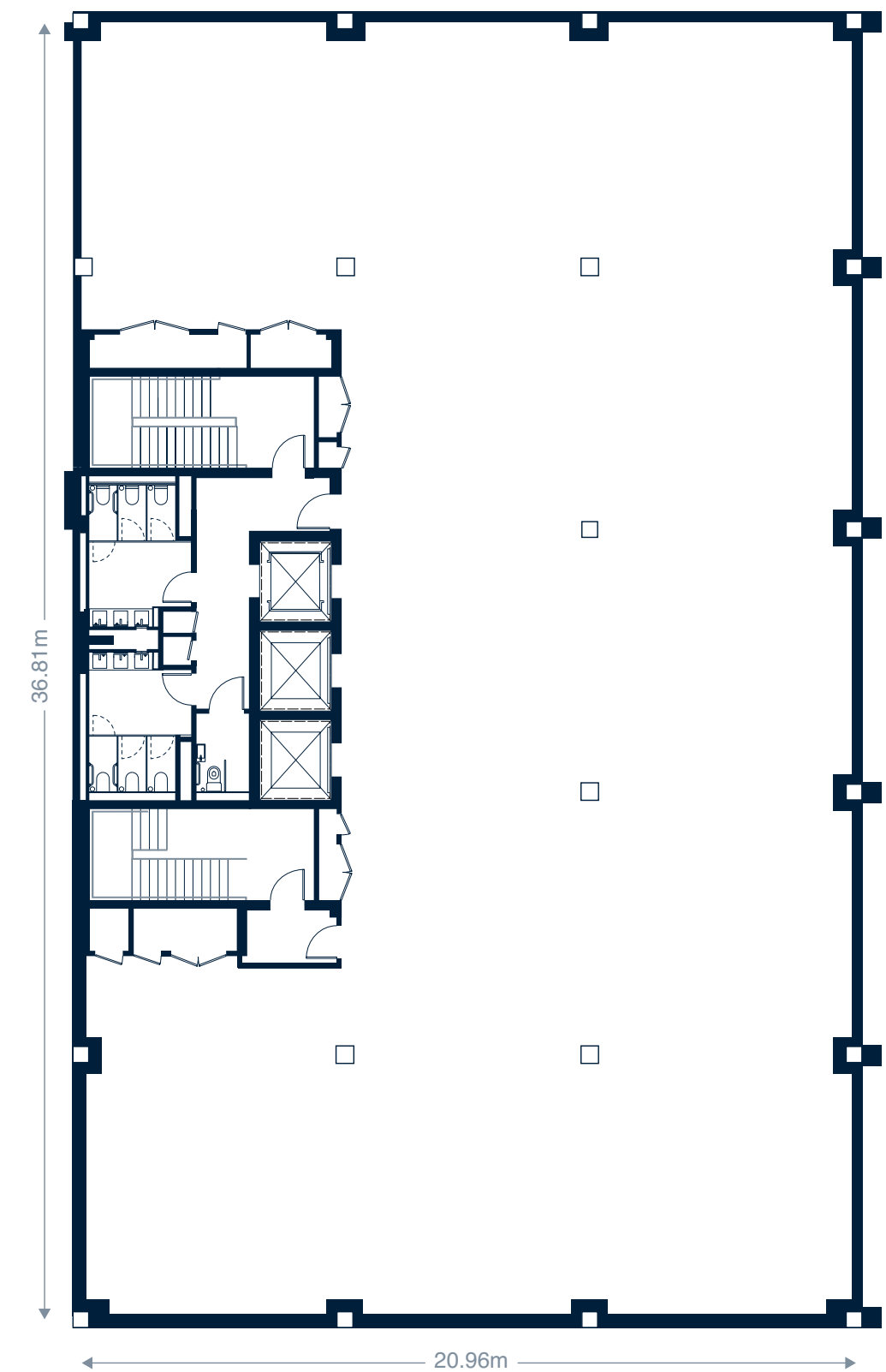
The views across Brighton from Edward Street Quarter

Available space

Lower ground floor Three Neptune Square



Lower Ground Floor Area: 7,410ft²



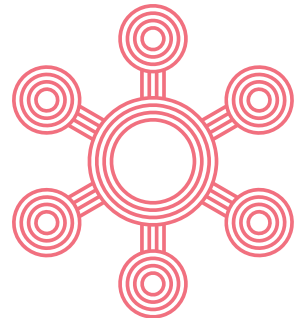


Specifications



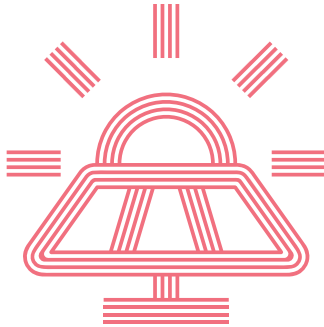
Air Score Gold

Edward Street Quarter is rated Air Score Gold



Connected

WiredScore Platinum for reliable and speedy internet access throughout the building



PV panels

Photovoltaic solar panels generate their own renewable electricity



Car parking

Two secure underground car parking spaces per floor



Green space

Occupier garden and new mature trees planted



Connectivity

Active pedestrianised street with food, beverage, leisure and retail units.



Sustainable

BREEAM excellent and Energy Performance Certificate A rating for the building



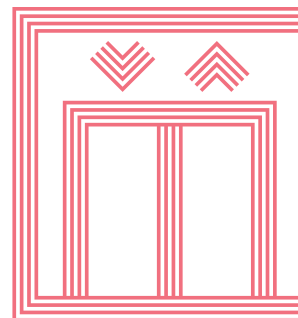
LED lighting

Installed throughout the office space



Temperature control

VRF cooling and heating system



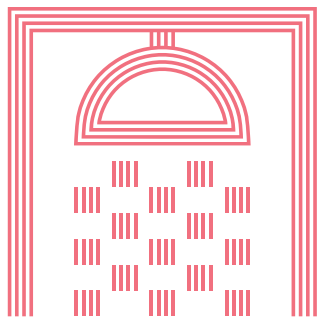
Accessibility

High speed modern elevators providing step free access



Cycle to work

173 secure underground bicycle parking spaces



Showers

High quality showers and changing rooms

EDWARD STREET QUARTER

EdwardStreetQuarter.com

SHW

James Bryant
07947 373 875
jbryant@shw.co.uk

Cushman & Wakefield

Alexandra Brooks
07553 536 553
alexandra.brooks@cushwake.com

Nick Blevins
07885 271 302
nick.blevins@cushwake.com

Cushman & Wakefield LLP and SHW on its own behalf and for vendors or lessors of this property, whose agent it is, gives notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Date: January 2021



Design and art direction Very Own Studio
CGI images: F10 Studios
Copy: Midnight Communications
Photography: Kevin Meredith