

EDWARD
STREET
QUARTER



Edward Street



A Block A – 1 Neptune Square
Office

B Block B – 2 Neptune Square
Office

C Block C – 3 Neptune Square
Office & Leisure

D Block D – 42 Mighell Street
Residential & Leisure

E Block E – 41 Edward Street
Residential, Office & Leisure

F Block F – 40 Edward Street
Residential, Office & Leisure

Amenities

- Planted and pedestrianised public realm – 2 public squares
- Third party amenities (indicative at this stage): Restaurants, Café, Deli, Bar, Gym

41 Edward Street

Two levels of Grade A office space alongside the newly re-opened Mighell Street and Edward Street, with flexible floor plates and a total area of 7,972ft².

Areas:

Upper Floor	4,053ft ²
Lower Floor	3,919ft ²
Total	7,972ft²

Floor to Ceiling Height:

Upper Floor: 3055 mm
Lower Floor: 3220 mm

(*Structural Slab Level to Concrete Soffit)

Rent:

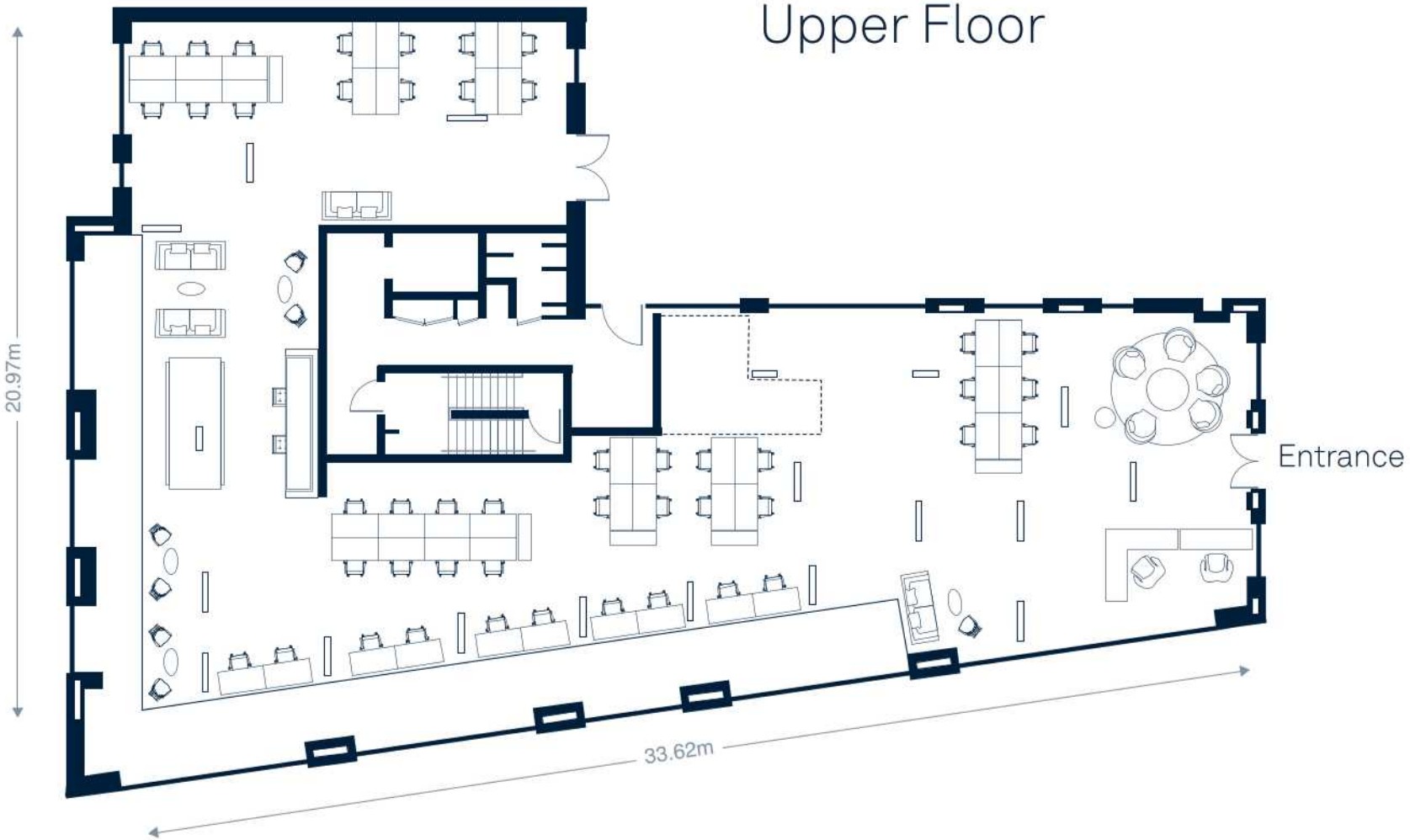
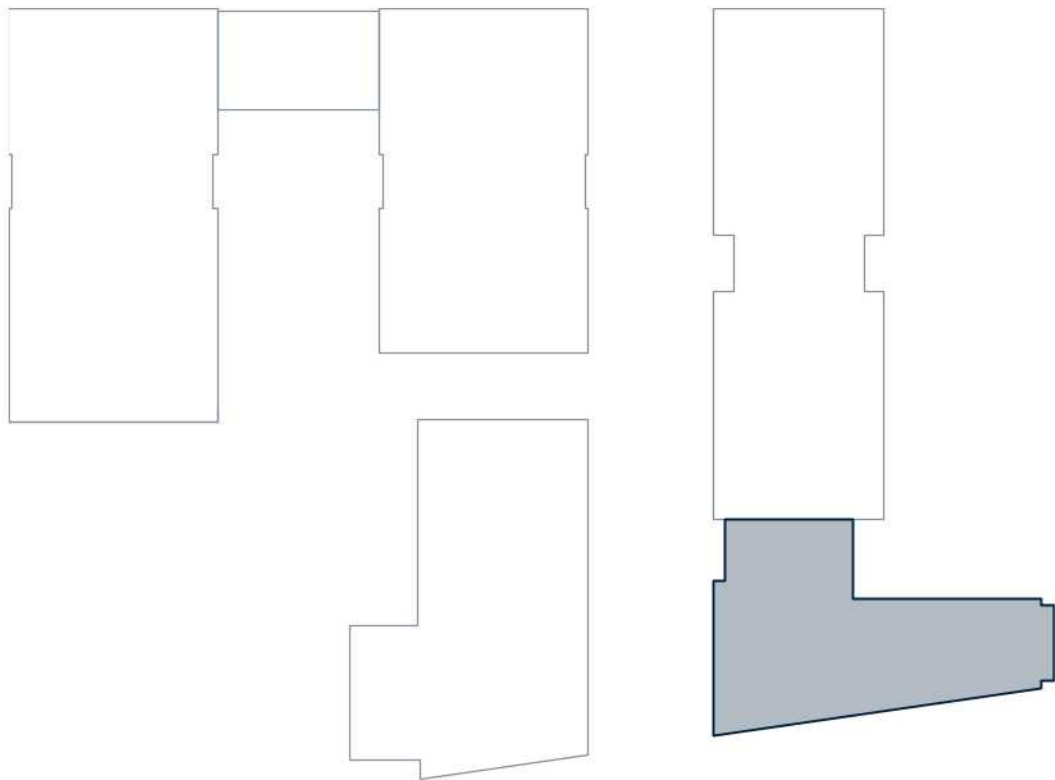
£255,104 pa (£32.00 psf)

Service Charge (Draft):

£15,050.30 (£1.89 psf)

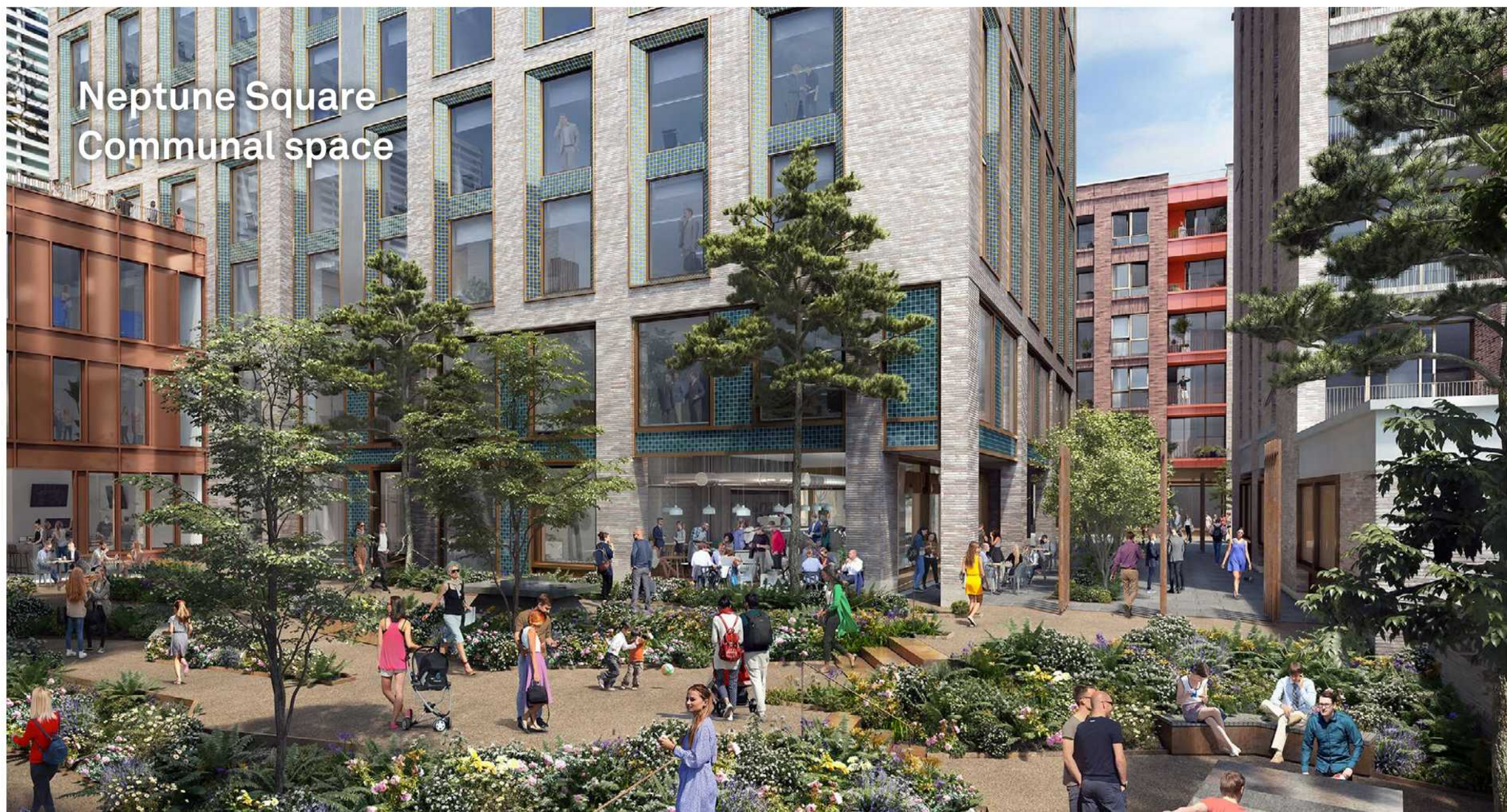
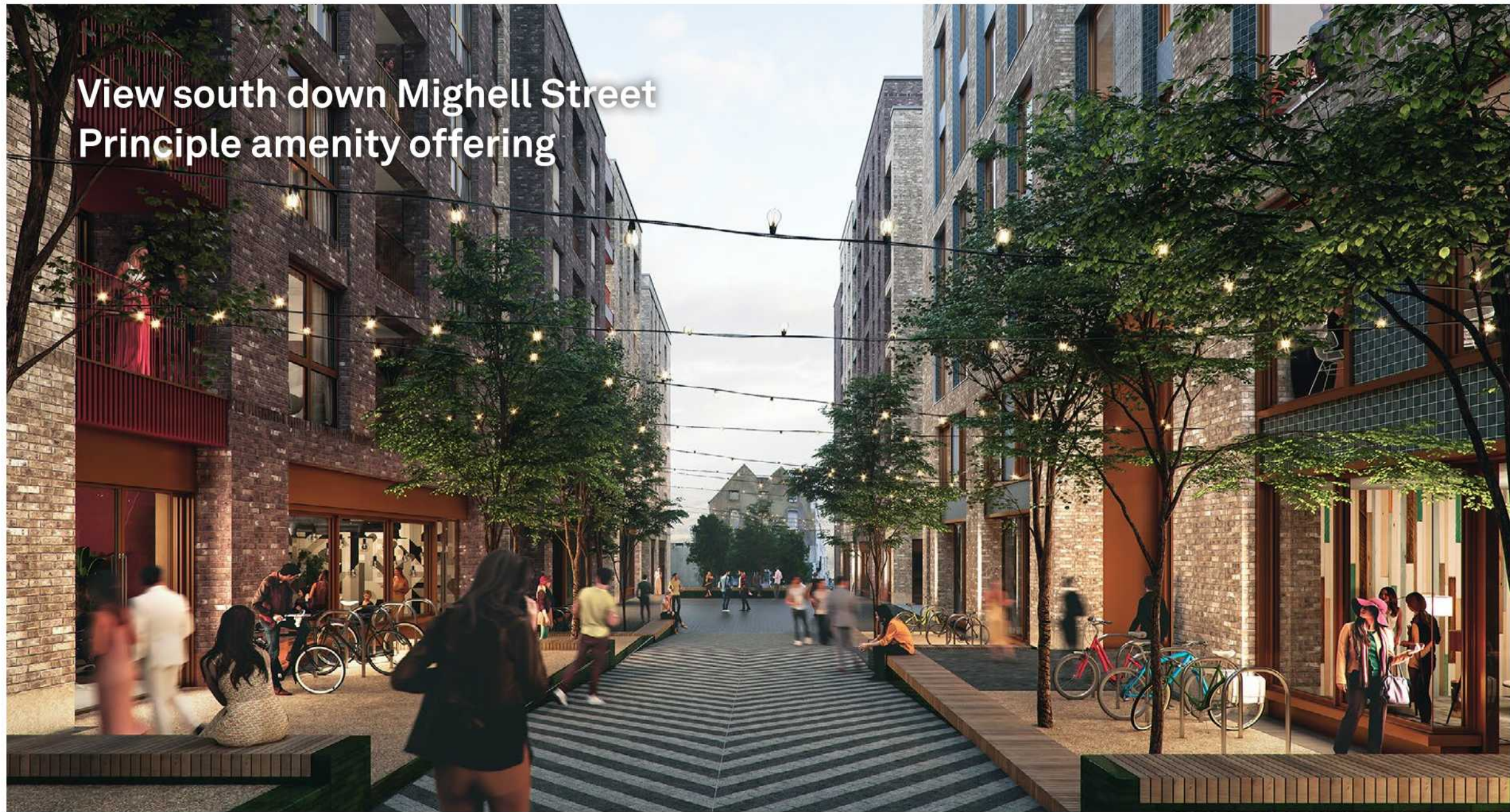
Estimated Rateable Value:

£133,312 pa (£16.72 psf)



Office space at 41 Edward Street





Specifications



Wellbeing

Designed to improve health and wellbeing



Air Conditioning

Variable Refrigerant Flow air conditioning installed



Movement

Walking/cycling trails keep you active



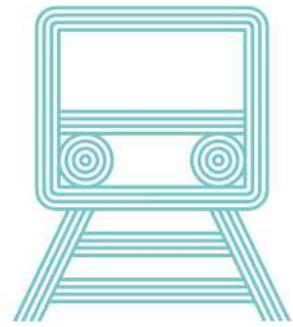
Car parking

Two spaces in a secure underground car park



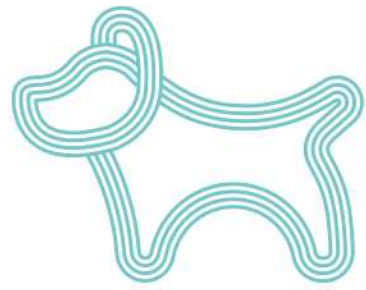
Green space

Three new areas with over 80 mature trees planted and spaces to relax



Connectivity

10 minute walk to Brighton station



Dog friendly

Your best friend is welcome at Edward Street Quarter



LED lighting

Installed throughout the office space



WiFi coverage

WiFi connection throughout the common areas



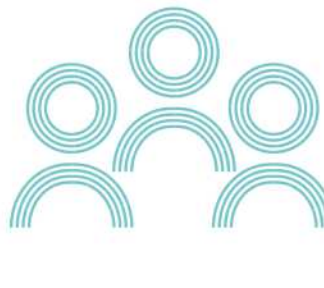
Cycle to work

Easy access to local cycle share scheme



Natural light

Large floor to ceiling windows maximise natural light



Community

Make the most of yoga sessions, running clubs or on-site discounts through the ESQ App

EDWARD STREET QUARTER

EdwardStreetQuarter.com

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