

EDWARD
STREET
QUARTER

112,000 ft² of office
space in Brighton
Coming Autumn 2021





Outdoor spaces to relax in

EDWARD
STREET
QUARTER

112,000 ft² of office
space in Brighton
Coming Autumn 2021

Edward Street Quarter is the beating heart of Brighton's creative and commercial centre



Intentionally designed to suit the needs of innovators, pioneers and disruptors, Edward Street Quarter is the place to unleash creativity.

Communal spaces and amenities are part of the package, from restaurants and coffee shops to cultural spots. Spaces to work, live and enjoy, Edward Street Quarter is an entire new neighbourhood. One that celebrates the spirit of the city of Brighton & Hove: independent, creative, diverse, entrepreneurial and welcoming.

WORK

LIFE

Space to grow your business



Grade A workspace, tall windows, high ceilings, large floorplates – perfect to grow your business.

Designed without compromise or complexity. Simple, efficient floors maximising useable space and a big focus on health and wellbeing.





Active and engaging spaces to enjoy

Being beside the seaside

Anyone who has lived or worked in Brighton will tell you it's a special place. A forward-leaning city by the sea where anything goes and anything can happen (and usually does).

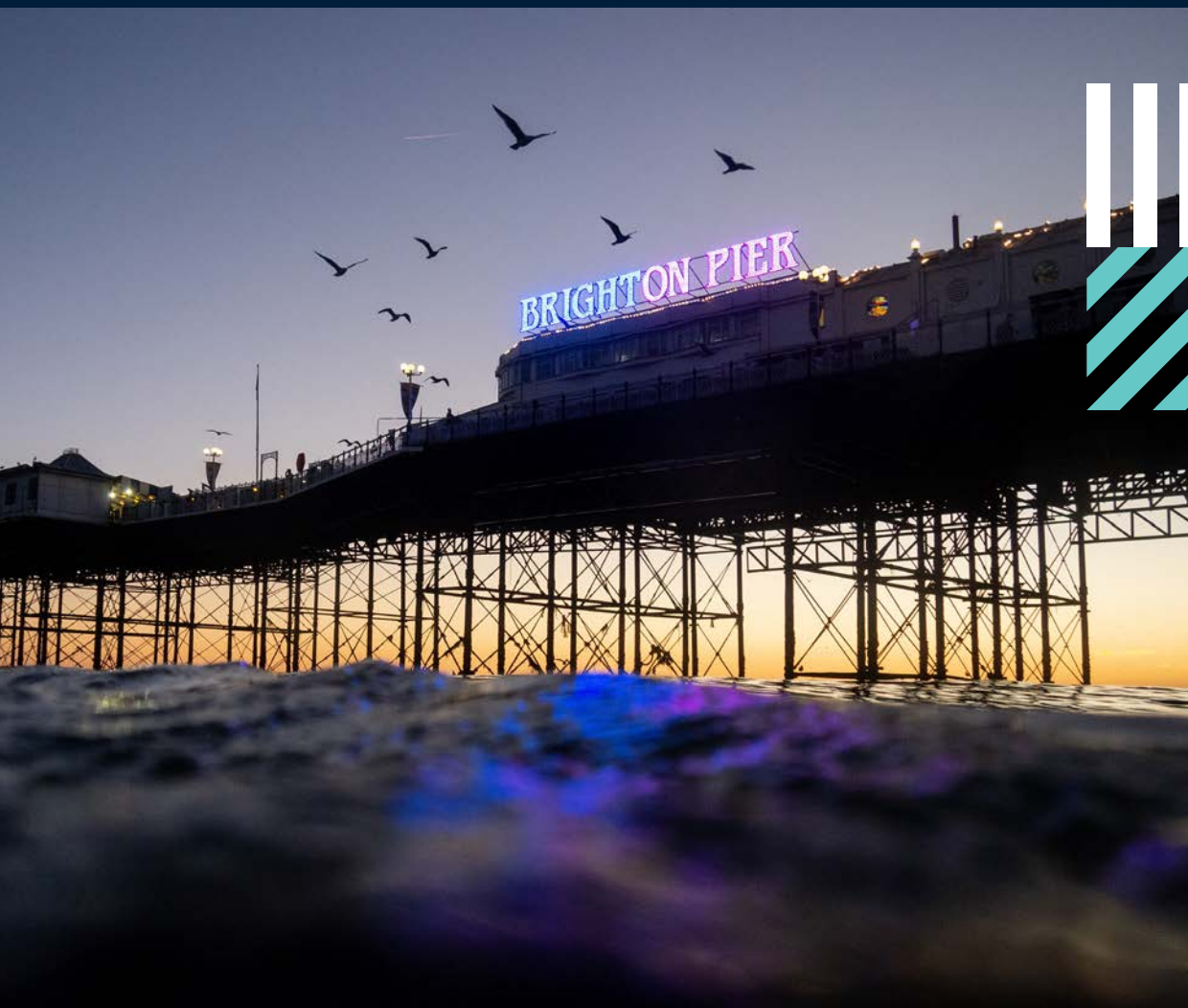
Innovative and inclusive in equal measure, it's a hotbed for start-ups where tech and new media flourish alongside performance, culture and independent shops. No wonder the region has been described as Britain's 'Silicon Beach'.

With so much talent, and so many fast-growing businesses, premium office space is in short supply. Edward Street Quarter could not have arrived at a better time.

It will be home to an eclectic community of ambitious, confident, leading-edge businesses and entrepreneurs, all ready to embrace the Brighton vibe.

There's something in the sea air on England's south coast that makes doing business here different.

It's time to breathe it in...



**Brighton is the
start-up capital
of the UK**

**Tech is the
fastest growing
sector in Brighton**

**4th best UK
city for ultrafast
broadband**

**Over 12,500
digital jobs
in the city**

**Top 5 UK
prospect for
economic growth**

Vitality Index

Did you know?

There's lots going on in Brighton all year round. Brighton's annual Festival, held in May, is the largest and most established annual curated multi-arts festival in England.

Brighton Pride, the city's LGBTQ festival and parade, attracts crowds of almost 500,000 every August.

Edward Street Quarter will add to the vibrant culture of Brighton & Hove. The development includes space for leisure businesses such as cinemas and gyms and it will create 2,000 new jobs.

**One of six
cities chosen
as 5G testbed**

**Edward Street
Quarter is the
biggest office
development
for 25 years**



St Ann's Well Gardens

Brighton Train Station

Sydney Street

Kensington Gardens

Jubilee Street

Victoria Gardens

University of Brighton

The Royal Pavilion

Steine Gardens

Sea Life Brighton

The Brighton Zip

Brighton Palace Pier

British Airways i360

Brighton West Pier

Churchill Square

The Lanes

KEY

- Edward Street Quarter
- Amenities
- Parks and open spaces
- Roads
- Transport



The Level

Circus Street Development

American Express

Edward Street Quarter

Queens Park

Freshfield Business Park

Brighton College

Dorset Gardens

Soho House*

Royal Sussex County Hospital

Volk's Electric Railway

Concorde 2 Music Venue

Yellowwave Beach Sports

Brighton Marina

* under construction

Transport

By train



Gatwick Airport	London Victoria	London Bridge	St Pancras Int.
23 minutes (131 trains per day)	54 minutes (70 trains per day)	61 minutes (57 trains per day)	78 minutes (57 trains per day)

By Car



Gatwick Airport	M25	Portsmouth	London
35 minutes (27 miles)	45 minutes (38 miles)	55 minutes (48 miles)	80 minutes (53 miles)

By Plane



Paris	Berlin	New York City	Tokyo
1 hour (From Gatwick)	2 hours (From Gatwick)	7 hours (From Gatwick)	11 hours (From Gatwick)



Brighton long ago earned the nickname 'London by the Sea' and owes its fame and fortune to day-trippers from the capital who started flocking here in the late 1700s.

Now, more than 200 years later, it has become one of the best-connected cities in the UK.

The vibe and pace of life may seem very different to the hustle and bustle of central London. But it is only 65 miles from capital to coast and takes just 54 minutes to make the journey by train.

In fact, in 45 minutes it's possible to say goodbye to the M25 and find yourself on Brighton's legendary pebble beach. Gatwick Airport is even closer, with British Airways and EasyJet both having bases there.



Our commitment to the environment

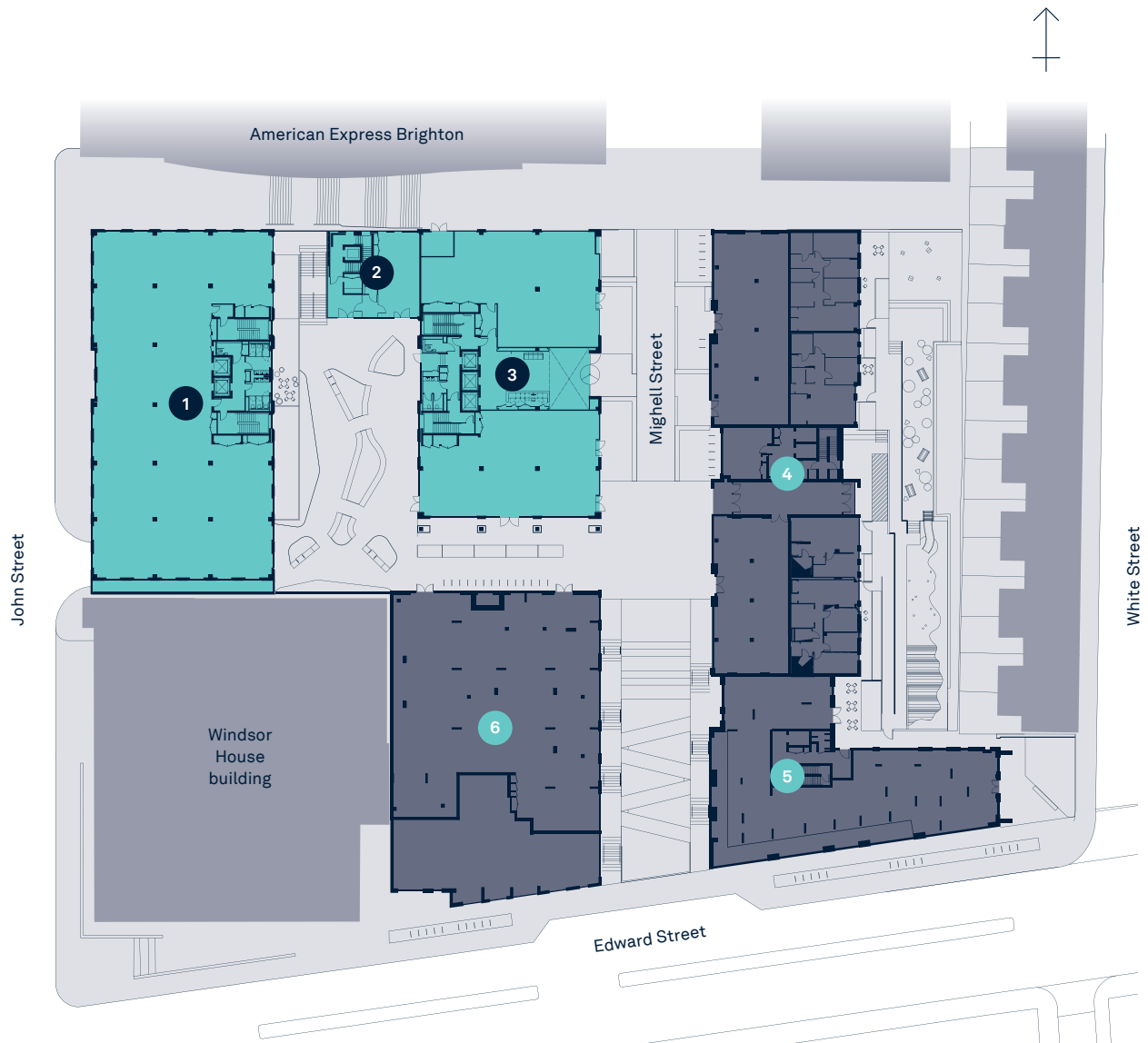
We all have a duty to protect the environment. Brighton, a designated UNESCO biosphere reserve appreciates that more than most cities.

Edward Street Quarter shares those values and has added a range of environmentally friendly features into its development:

- 15,000 ft² of sedum and wildflower green roofs will be installed, the equivalent of five tennis courts. They absorb rain water, provide better insulation and attract wildlife.
- 20 bird boxes will be installed to encourage nesting.
- 300 solar panels will result in cleaner electricity within the service charge for commercial tenants.
- WELL enabled – the developers have put health and wellbeing into the heart of the design, including designing movement in to the building to encourage healthy living.
- BREEAM Excellent – the development is being built to achieve a BREEAM Excellent rating; the globally recognised sustainability assessment for buildings.
- The buildings will have solenoid valves installed so the building uses less water.



The development



- | | | | |
|---|-------------------|---|---------------------------------|
| 1 | One Edward Square | 4 | Residential Building Block D |
| 2 | The Clubhouse | 5 | Residential Building Block E |
| 3 | Two Edward Square | 6 | Residential and Leisure Block F |

Specifications



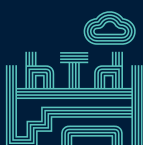
Wellbeing

Designed to improve health and wellbeing; the development is WELL enabled



Connected

WiredScore Gold for reliable and speedy internet access throughout the building



Roof space

The Clubhouse features an open roof space with city and sea views



Car parking

Secure underground car park with electric car charging points



Green space

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



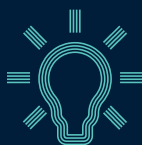
Connectivity

10 minute walk to Brighton station



Sustainable

BREEAM excellent and Energy Performance Certificate A rating for the building



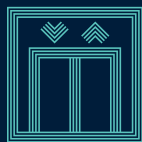
LED lighting

Installed throughout the office space



WiFi coverage

WiFi connection throughout the common areas



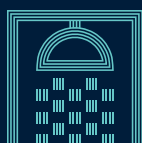
Accessibility

High speed modern elevators providing step free access



Cycle to work

Secure underground bicycle parking, plus easy access to local cycle share scheme



Showers

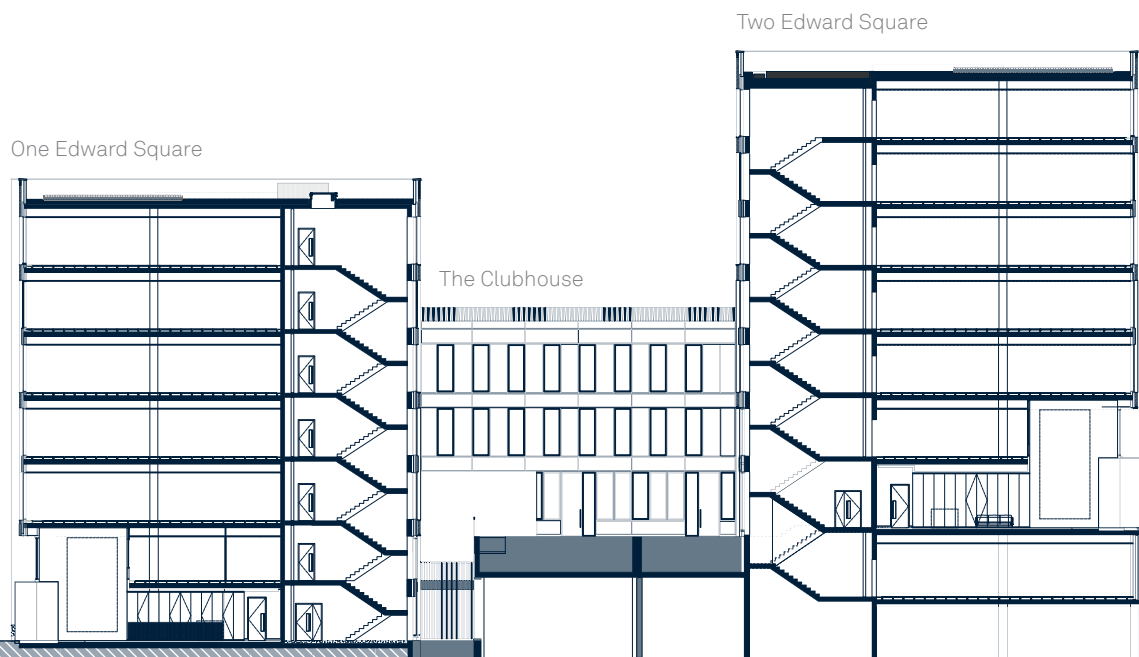
High quality showers and changing rooms

Spaces designed to work

Edward Street Quarter is the benchmark for high quality office space in Brighton, spread across two buildings.

Whether your business is large or small, traditional or innovative, a choice of flexible workspaces means there is something for everyone.

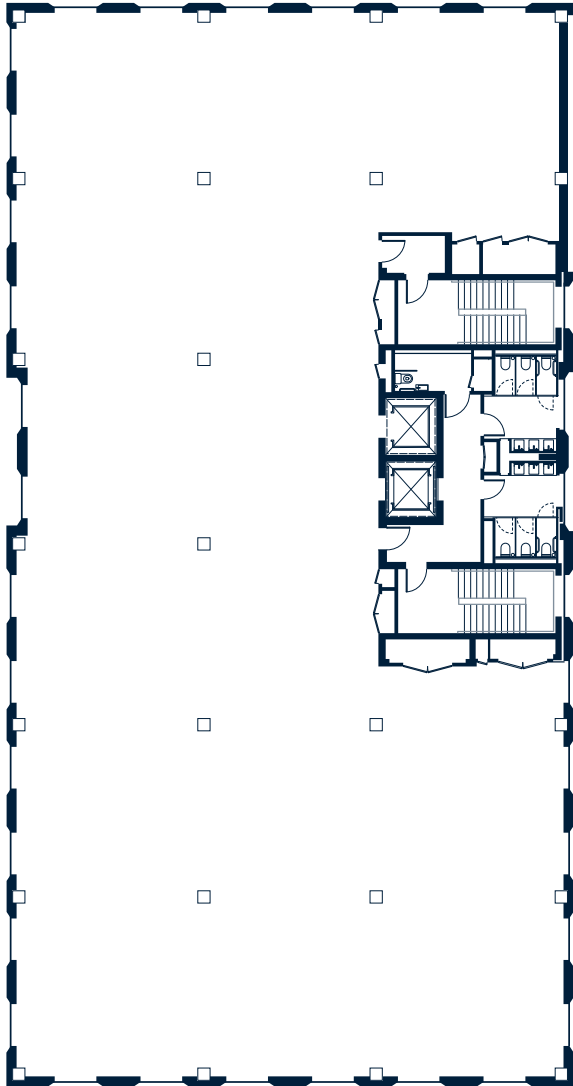
One Edward Square		The Clubhouse		Two Edward Square	
				6	5,610ft ²
				5	7,417ft ²
6	7,124ft ²			4	7,417ft ²
5	8,898ft ²	3	1,738ft ²	3	7,417ft ²
4	8,898ft ²	2	1,738ft ²	2	7,402ft ²
3	8,898ft ²	1	918ft ²	1	6,887ft ²
2	8,898ft ²	G	850ft ²	G	2,686ft ²
1	6,669ft ²			LG	7,173ft ²
G	5,727ft ²				
55,111ft ²		5,244ft ²		52,008ft ²	





Spaces designed for work and life

One Edward Square

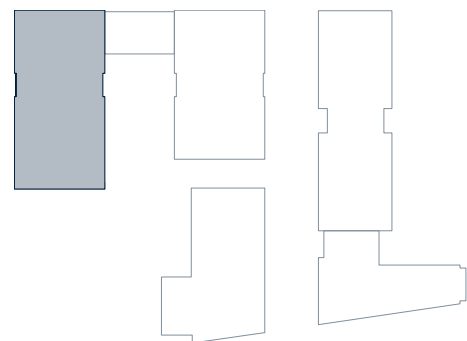


Seven levels of Grade A office space with flexible floor plates, a prestigious address and a total area of 55,111ft². Connected to Two Edward Square by The Clubhouse. The perfect home for a growing business.

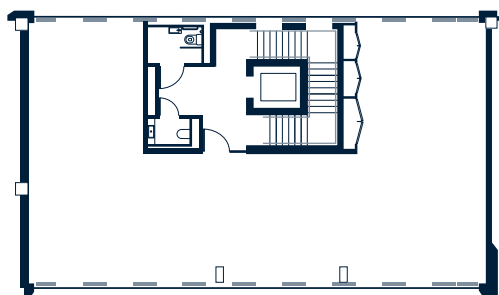
Areas:

6th Floor	7,124ft ²
5th Floor	8,898ft ²
4th Floor	8,898ft ²
3rd Floor	8,898ft ²
2nd Floor	8,898ft ²
1st Floor	6,669ft ²
Ground Floor	5,727ft ²
	55,111ft²

The frontage of One Edward Square



The Clubhouse

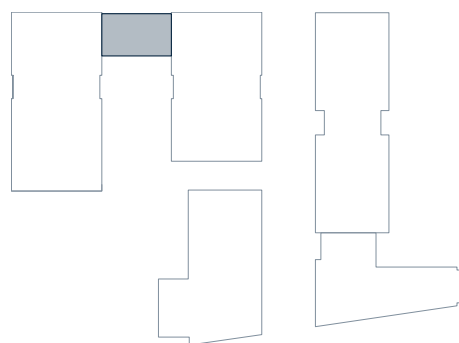


Linking One Edward Square and Two Edward Square is the 5,244ft² Clubhouse, a communal space providing a café, meeting rooms and networking facilities. There's even a roof terrace.

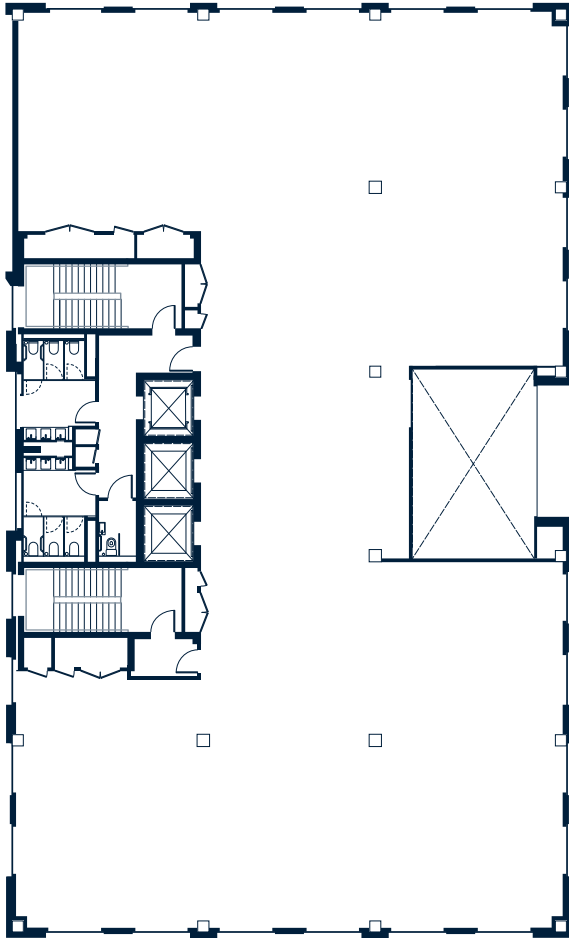
Areas:

3rd Floor	1,738ft ²
2nd Floor	1,738ft ²
1st Floor	918ft ²
Ground Floor	850ft ²
	5,244ft²

Outside The Clubhouse



Two Edward Square

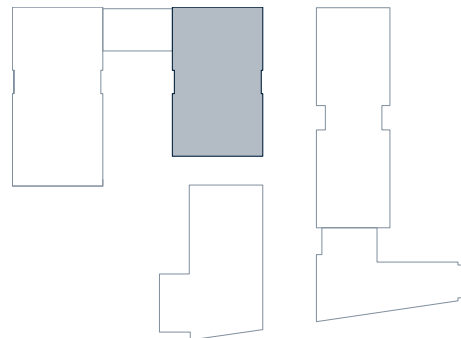


Eight levels of Grade A office space alongside the newly re-opened Mighell Street, with flexible floor plates and a total area of 52,008 ft². Connected to One Edward Square by The Clubhouse. An ideal space for a growing business.

Areas:

6th Floor	5,610ft ²
5th Floor	7,417ft ²
4th Floor	7,417ft ²
3rd Floor	7,417ft ²
2nd Floor	7,402ft ²
1st Floor	6,887ft ²
Ground Floor	2,686ft ²
Lower Ground	7,173ft ²
	52,008ft²

Two Edward Square





A view of Two Edward Square from Mighell Street

Edward Street Quarter is about more than office space; it's a neighbourhood where people will live, work and interact.

Having cafés, bars, restaurants and independent shops on site make it a place of its own. So, no need to head into the Lanes for lunch every day (although the city centre is only a short walk away for those who wish to).

There is also space for leisure facilities, such as a cinema or gym, providing facilities for all the community.



Leisure and retail





Living at Edward Street Quarter



Much-needed homes are also part of the development at Edward Street Quarter. A total of 168 new homes (affordable and private) are being built in three buildings. Three new quality public spaces add to the sense of neighbourhood and community.



The team

The development of Edward Street Quarter is being delivered by First Base and Patron Capital.

First Base has established a reputation for innovative buildings and places that are adaptable to the changing needs of communities and businesses. Its mixed-use portfolio of projects, ranging from residential to retail and workspace, always include place-making and sustainability at their core.

Patron Capital was established in 1999 and has evolved into one of the leading opportunistic real estate managers in Europe. Its main advisory offices are in the UK and Luxembourg with operations also in Germany, Italy, Spain and Poland.

McLaren Construction are the principal contractor for this high profile £120m development.



The programme

Demolition of the old Amex House site is already complete, construction for the two-year build is underway. The project will employ more than 1,000 people over the duration of the development and will support up to 2,000 jobs in the long term.

McLaren is registered with the Considerate Constructors Scheme and committed to a Code of Considerate Practice, designed to encourage the best possible practice during all stages of the build.

2017

Site acquired

2018

Planning consent achieved

2019

Construction commenced

2020

Buildings top out

2020

External building works complete

2021

Final building completion

Office agents

SHW

Martin Clark
01273 876203
mclark@shw.co.uk

Emma Hards
01273 876 203
ehards@shw.co.uk

Cushman & Wakefield

Cameron Frazer
020 7152 5425
cameron.frazer@cushwake.com

Nick Blevins
020 7152 5189
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: October 2019