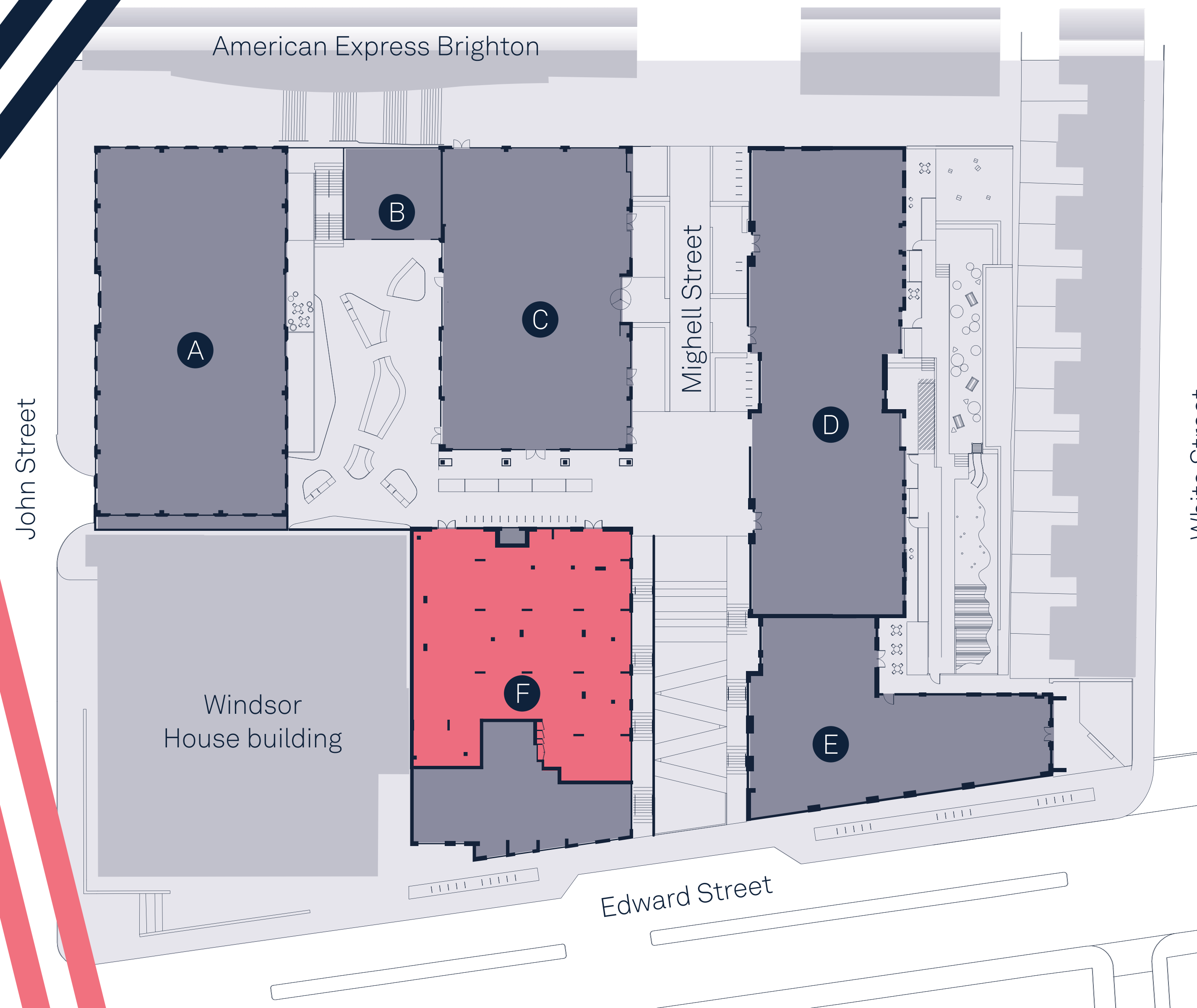


EDWARD
STREET
QUARTER



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

40 Edward Street

Lateral Grade A office space alongside the newly reopened Mighell Street and two new public squares, with flexible floor plate and a total area of 7,255 ft².

Area:

Ground Floor 7,255ft²

Floor to Ceiling Height:

3650 mm (*Structural Slab Level to Concrete Soffit)

Rent:

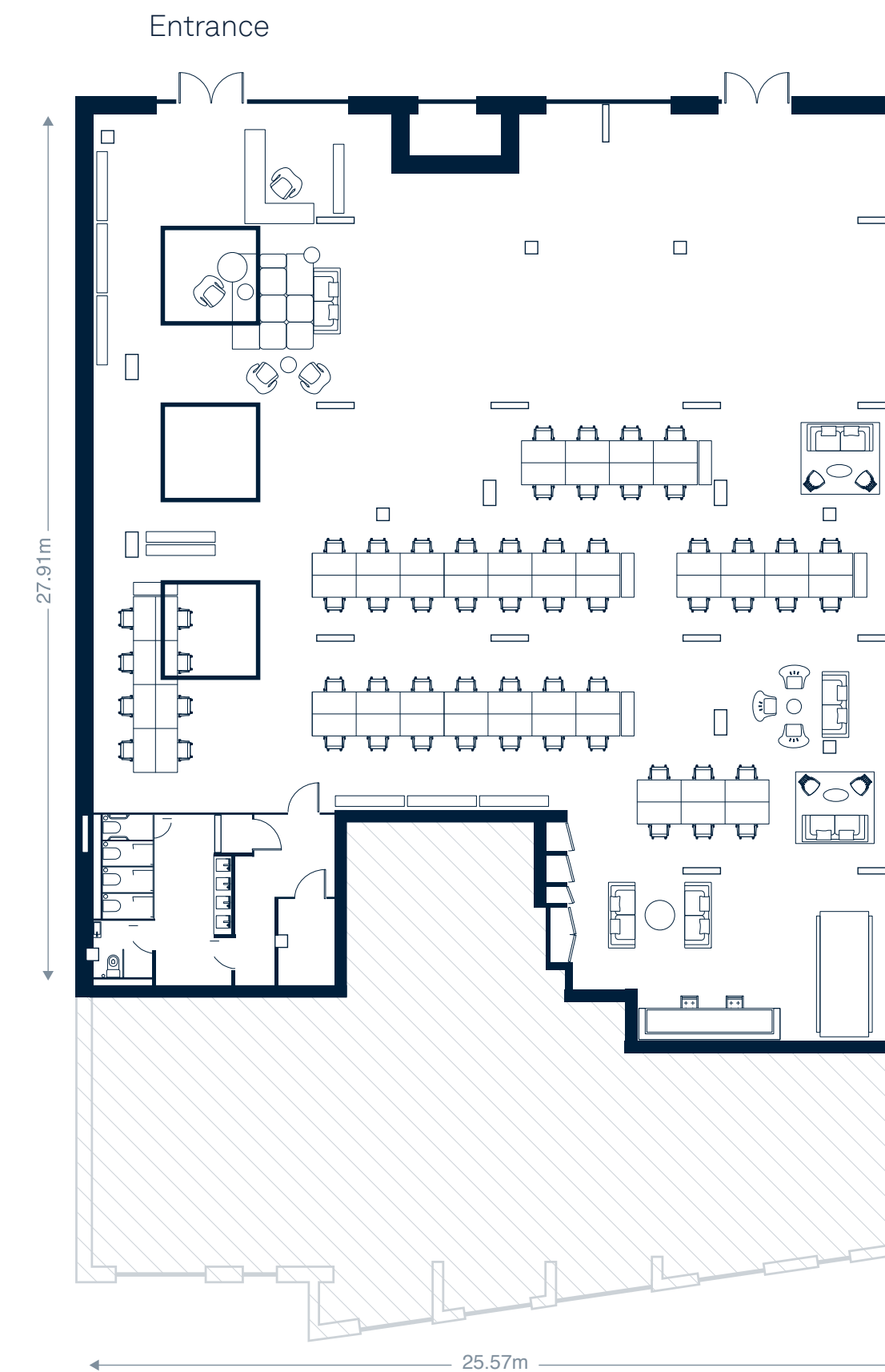
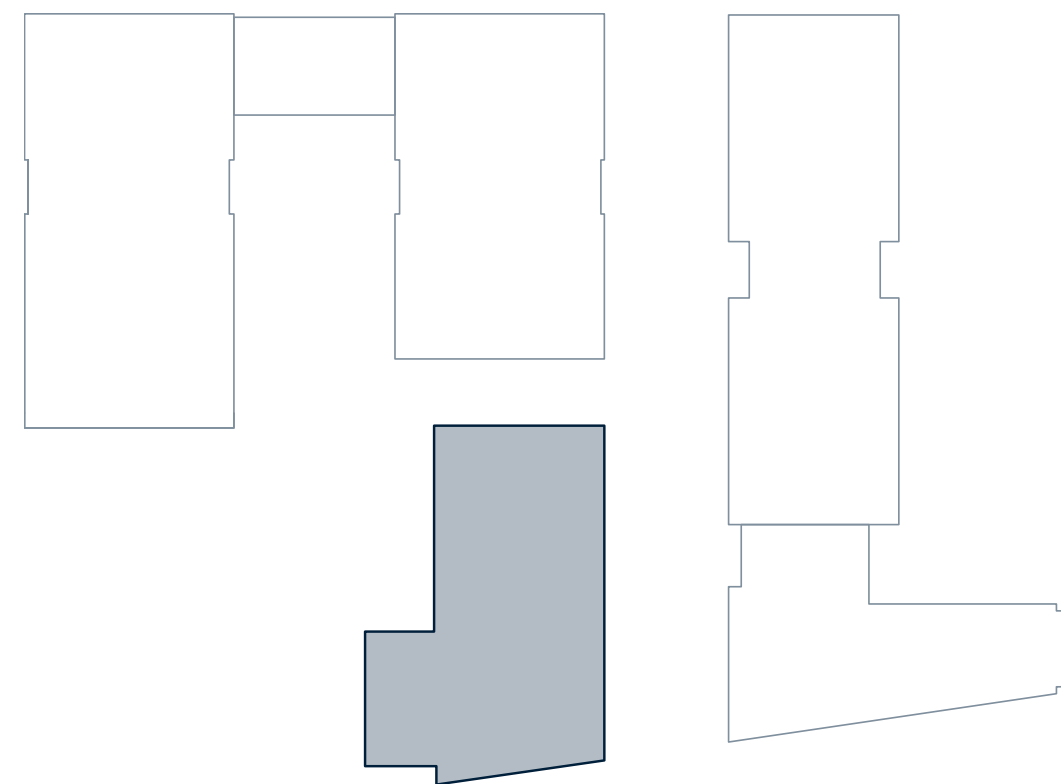
£232,160 pa (£32.00 psf)

Service Charge (Draft):

£9,576.60 pa (£1.32 psf)

Estimated Rateable Value:

£121,303.60 pa (£16.72 psf)



Office space at 40 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



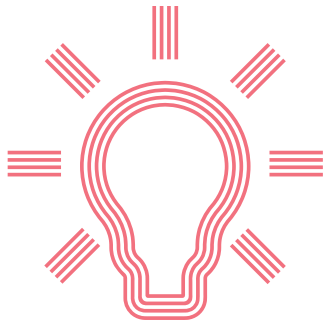
Connectivity

10 minute walk to Brighton station



Dog friendly

Your best friend is welcome at Edward Street Quarter



LED lighting

Installed throughout the office space



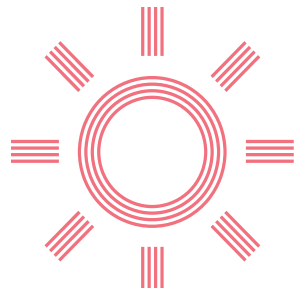
WiFi coverage

WiFi connection throughout the common areas



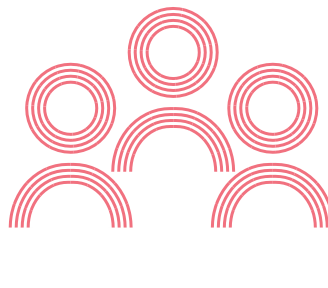
Cycle to work

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

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EdwardStreetQuarter.com

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