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Block D2, 42 Mighell Street, Brighton, BN2  
2LP

TO LET: PRIME FBLR SPACE IN BRIGHTON'S MOST EXCITING QUARTER

# LOCATION

Edward Street lies on Brighton's vibrant east side. Once a narrow, character-filled thoroughfare lined with independent shops, its spirit lives on in today's lively mix of businesses and community spaces.

Nearby, you'll find places like Speakers Corner, a café and creative hub where food and ideas come together, and the Marlborough Pub & Theatre, hailed by The Guardian as "a refuge for cutting edge performance."

The area is home to major employers such as American Express and is well supported by popular independents like Brighton Bierhaus and Junkyard Dogs. Green spaces are plentiful, with Mighell Street Gardens and Dorset Gardens on the doorstep, and Queen's Park or the Royal Pavilion Gardens just a short stroll away.

Edward Street Quarter delivers a mix of high-quality homes, modern office space and vibrant retail, dining and leisure opportunities, all in a walkable neighbourhood. Brighton Station is within easy reach, and BTN Bike Share is available just outside the development.

This is a community with deep roots and a dynamic future.

## Description

Join Brighton's Most Dynamic New Neighbourhood for Food, Retail and Lifestyle Operators

Edward Street Quarter is a landmark destination in central Brighton, perfectly positioned in Kemptown near the American Express HQ, Brighton College, and the University of Brighton. The development delivers 125,000 sq ft of Grade A office space supporting a daily working population of over 4,000 people, alongside 168 new homes and 45,000 sq ft dedicated to high-quality retail, hospitality, and leisure.

This is a vibrant commercial hub where ambitious operators can thrive, offering immediate access to an affluent and diverse customer base. Set among landscaped courtyards and bold contemporary architecture, the site is designed to attract thinkers, makers, and tastemakers alike.

Whether you are offering artisanal coffee, independent retail, destination dining or experiential wellness, Edward Street Quarter provides the footfall, visibility, and energy to elevate your brand.

Be part of Brighton's most exciting new district, where culture, community and commerce converge.

## Key Features

- Flexible leasing terms
- Prime restaurant, café, retail or leisure space within Brighton's newest destination development
- 125,000 sq ft of Grade A offices and 168 apartments, with 90% already sold or let
- High footfall location with over 4,000 office workers and a growing residential community on-site

## Accommodation

### Block D2 – 42 Mighell Street

Ground Floor (GIA): 1,984 sq ft (184.3 m<sup>2</sup>)

Floor to Ceiling Height: 4.1m

## Specification

Each unit will be delivered in a shell and core condition with capped services including electricity, water, and drainage, providing a flexible canvas for incoming tenants to complete a tailored fit-out to their brand specification.

Subject to covenant strength and lease terms, the Landlord is willing to consider a capital contribution or a substantial rent-free period to assist with fit-out costs and support early-stage occupation

## Lease



A new lease is available for a term to be negotiated.

Ground Floor: £49,500 per annum, exclusive.

## 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 & Professional Fees

Each party is to pay for their own legal and professional fees incurred.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

## Viewing Arrangements

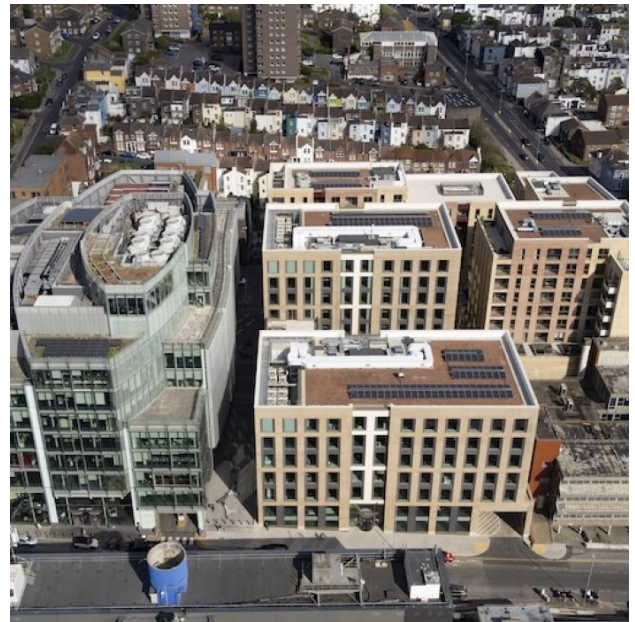
Strictly via prior appointment through Joint Agents Graves Jenkins (t: 01273 701070) and Stiles Harold Williams.













GET IN TOUCH  
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