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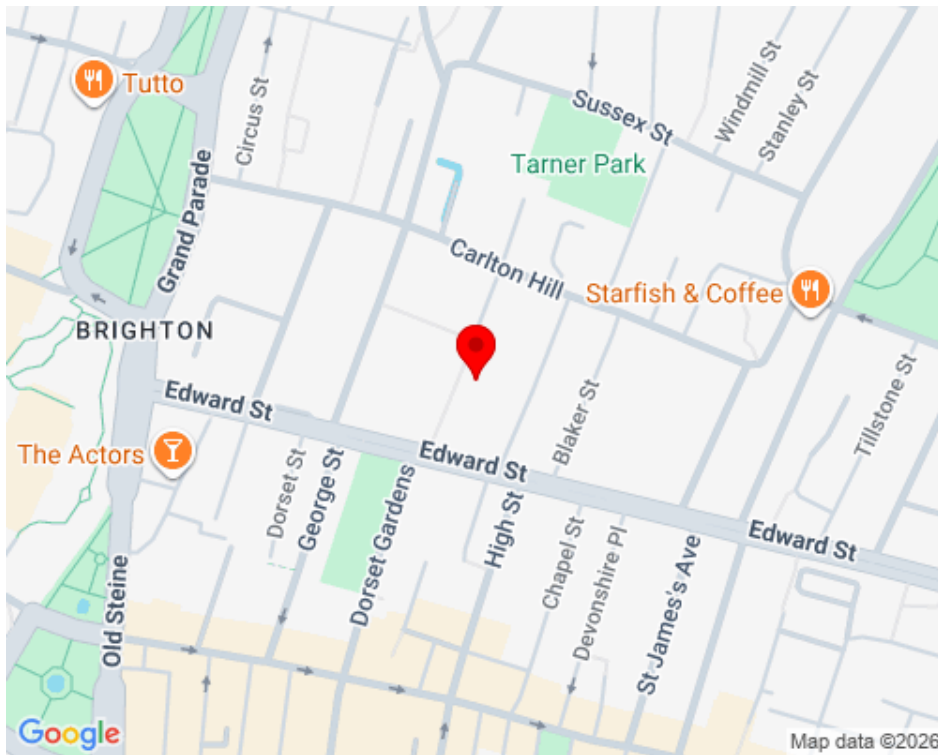
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Block D1, Edward Street Quarter, 42 Mighell Street, Brighton,
BN2 2LP

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

LOCATION



Edward Street sits on the east side of Brighton. In days gone by, it was a narrow, character-filled thoroughfare, lined on both sides with shops. That tradition continues today with an array of intriguing nearby outlets.

Neighbours include large local employers such as American Express, alongside favourite local eateries such as Brighton Bierhaus and Junkyard Dogs. And you're never far away from soul-nourishing green space. Mighell Street and Dorset Gardens are right there in the heart of the community, with the majesty of Queen's Park and the Royal Pavilion Gardens just a hearty stroll away.

Residential and commercial requirements are amply fulfilled here. A variety of housing options are available, as well as the modern office space that Brighton is crying out for. When you need to get around, or away, transport is easy. The main railway station is walking distance from Edward Street and you can grab a cycle from BTN Bike Share from outside the development.

Description:

Edward Street Quarter is a landmark development in the heart of Kemptown, moments from the American Express HQ and close to the University of Brighton and Brighton College. It delivers 125,000 sq ft of premium office space with a working population exceeding 4,000, alongside 168 new homes and 45,000 sq ft dedicated to retail, restaurant and leisure opportunities.

This is a place where best-in-class operators can thrive, surrounded by a ready-made customer base, lush landscaped courtyards, and a buzzing community of creatives and professionals. Whether you are serving morning coffee, evening cocktails, boutique fashion or immersive experiences, Edward Street Quarter offers the footfall, visibility and energy to support ambitious brands.

Key Features:

- From 1,644 Sq Ft to 6,477 Sq Ft - Subdivision Options Available
- Prime Café, Retail or Leisure Space Within Brighton's Newest Destination Development
- Over 4,000 Office Workers and a Growing Residential Community on-site
- Significant Landlord Incentives Available

Accommodation:

The approximate net internal areas measured are as follows:

Name/Floor	SQFT	SQM	Ground
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Floor	1,892	175.77	lg	4,585	425.96	Total	6,477	601.73
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Rent:

£10 - £25 per sq ft exclusive

Terms:

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

Ground Floor: £47,250 (£25 psf) - Subdivision options available.
Lower Ground: £45,750 (£10 psf).

Specifications:

Each unit will be delivered in a 'shell and core' condition, with electricity, drainage, and water mains connections in place, allowing the ingoing tenant to undertake a bespoke fit-out to suit their specific requirements.

The landlord is willing to consider a fit-out contribution, either by way of a significant rent-free period or a capital contribution, subject to the strength of the tenant's covenant and the agreed lease terms.

VAT:

VAT is Applicable

Legal Fees:

Each party to bear their own costs



Viewings:

Strictly via prior appointment through Joint Sole Agents Graves Jenkins (t: 01273 701070) and Stiles Harold Williams (01273 876213).

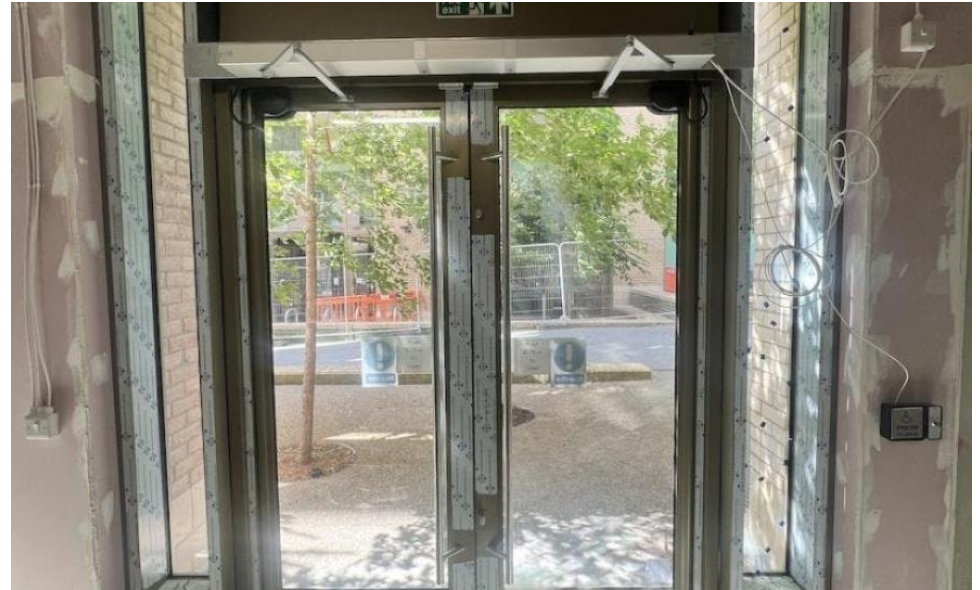
Anti Money Laundering:

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.













GET IN TOUCH
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