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Block D1, 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. Take Speakers Corner, a café and creative hub, where taste buds and artistic appetites are stimulated in equal measure. Or the Marlborough Pub & Theatre, feted by the Guardian as 'a refuge for cutting edge performance.'

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.

All in all, a neighbourhood with a rich history and a bright future.



## Description

Join a bold new neighbourhood designed for Brighton's thinkers, makers and tastemakers.

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.

Step into a district where culture, commerce and community come together.

## 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
- 125,000 sq ft of Grade A offices and 168 apartments, with 90% already sold or let
- Over 4,000 office workers and a growing residential community on-site
- Landlord incentives available

## Accommodation

### Block D1 – 42 Mighell Street

Ground Floor: 1,892 sq ft (175.8 m<sup>2</sup>) - Subdivision options available

- Floor to Ceiling Height: 3.2m

Lower Ground Floor: 4,585 sq ft (426 m<sup>2</sup>)

- Floor to Ceiling Height: 3.25m

**Total Accommodation (GIA): 6,477 sq ft (601.8 m<sup>2</sup>)**

## Specification

Each unit will be delivered in a 'shell and core' condition, with electricity, drainage, and water mains connections in place, allowing the incoming 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.



## Lease

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

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

Lower Ground: £45,750 (£10 psf)

**Total: £93,000 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 Fees

Each party is to pay for the legal fees incurred.

## Anti-Money Laundering

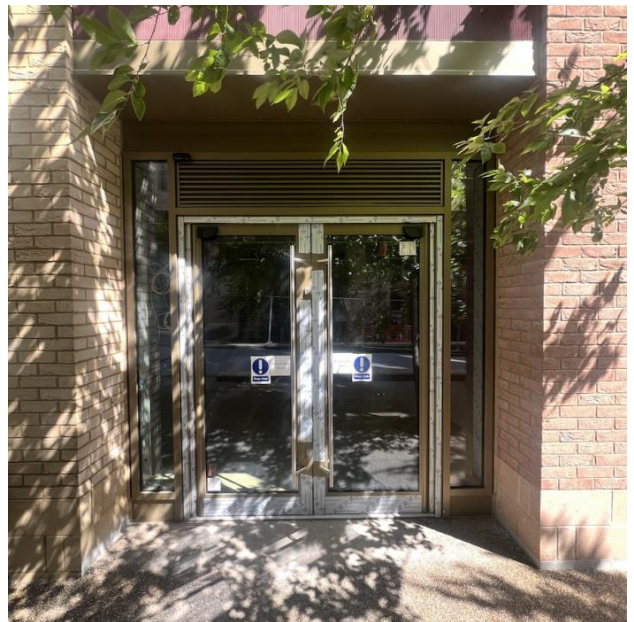
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

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

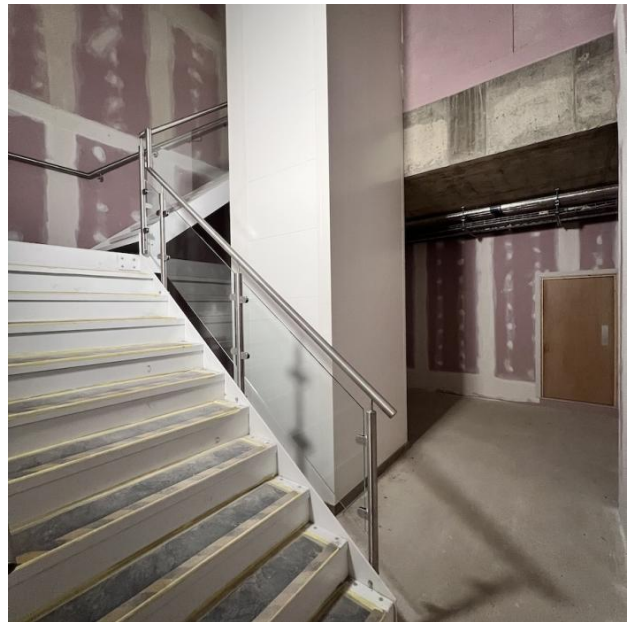
Strictly via prior appointment through Joint Sole Agents Graves Jenkins (t: 01273 701070) and Stiles Harold Williams (01273 876213).



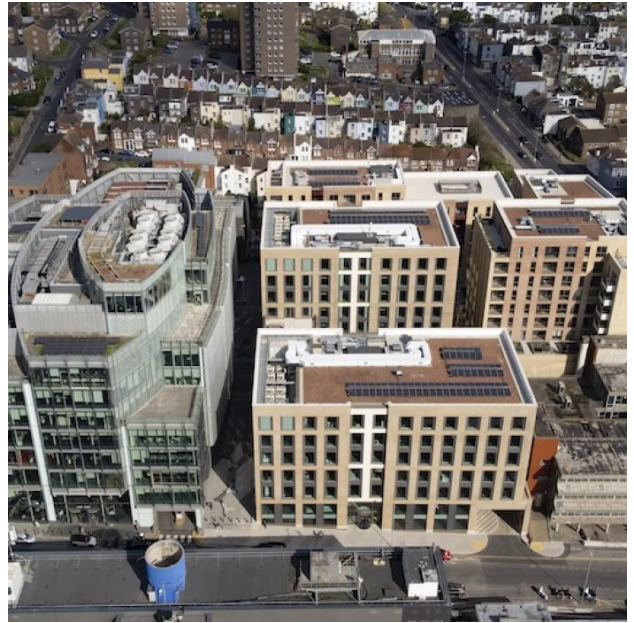














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