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Three Neptune Square, Lower Ground Floor, Block C, Brighton, BN2 2LP

TO LET: GRADE A FITTED WELLNESS, MEDICAL AND OFFICE SPACE IN BRIGHTON'S PREMIER MIXED-USE
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 a dynamic new community purpose-built for Brighton's thinkers, creators and innovators.

Edward Street Quarter is a landmark mixed-use development in the heart of Kemptown, moments from the American Express HQ and close to the University of Brighton and Brighton College. The scheme provides 125,000 sq ft of high-quality workspace for more than 4,000 professionals, together with 168 new homes and 45,000 sq ft of retail, restaurant and leisure accommodation.

The available lower-ground accommodation offers an exceptional environment for occupiers whose operations do not rely on natural light. Ideal uses include health and wellness studios, treatment or consulting rooms, medical and therapy practices, fitness or Pilates studios, private offices, creative production spaces, or complementary support facilities for existing on-site occupiers.

Key Features

- Grade A fully-fitted accommodation suitable for health, wellness, medical, and office uses
- Located within Brighton's landmark mixed-use Edward Street Quarter development
- 125,000 sq ft of premium offices and 168 apartments, with over 90% sold or let
- Attractive landlord incentives available to assist with fit-out and occupation

Accommodation

Accessed via a shared entrance from the communal garden, the lower ground floor is reached by either a staircase or lift.

Lower Ground Floor: 3,907 sq ft (363 m²), 3.48m floor-to-ceiling height

Matterport [Link](#)

ESQ BLOCK C LOWER GROUND RETAIL

Lease

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

Lower Ground Floor: £39,000 per annum, exclusive (c£10 psf)

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

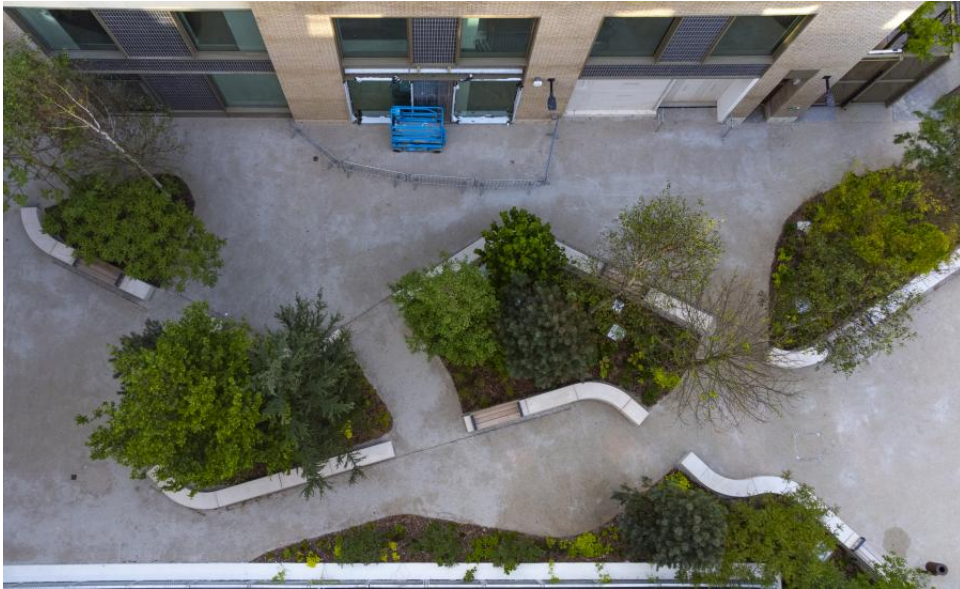
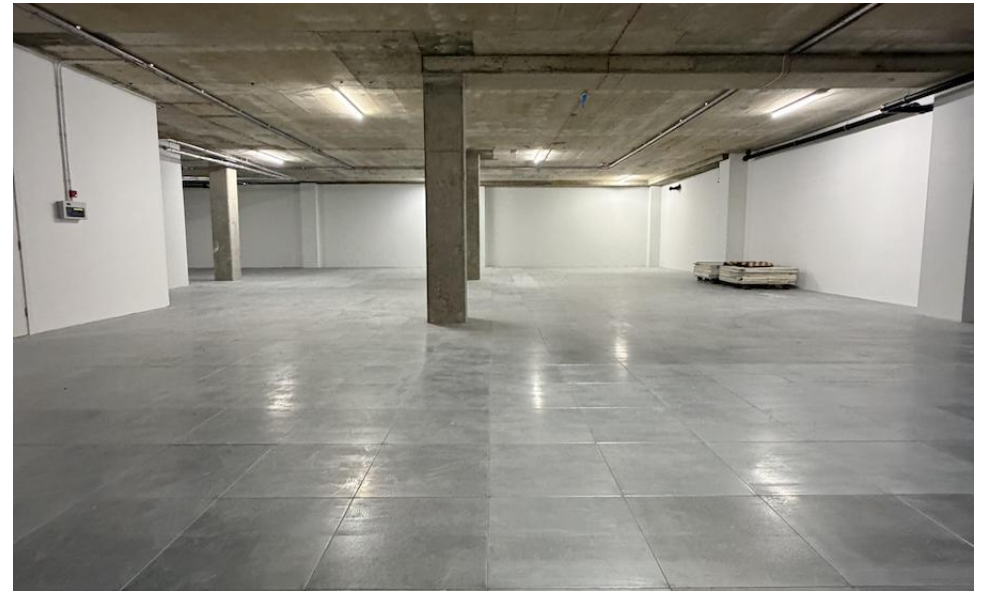
In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

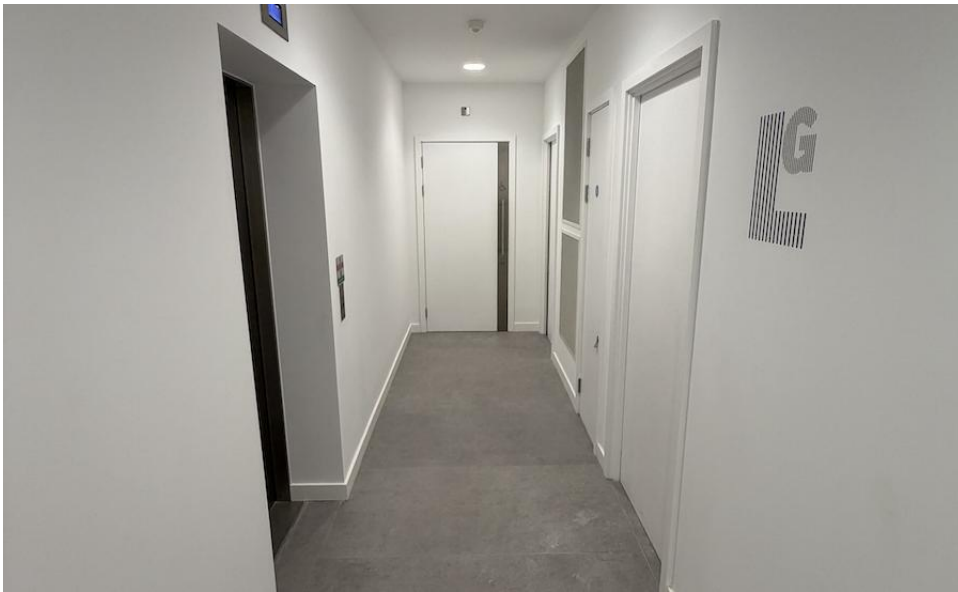
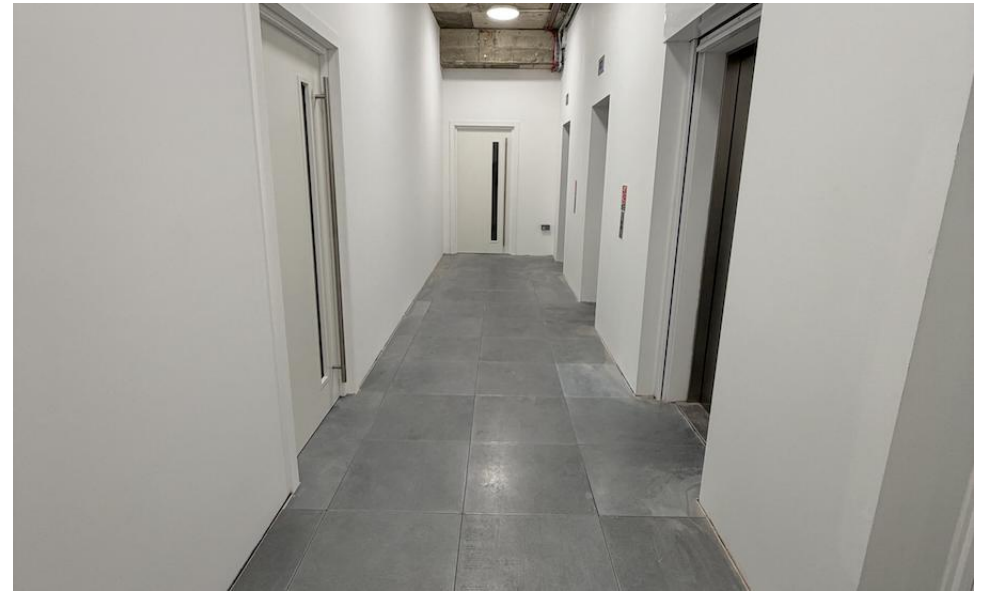
Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.

Viewing Arrangements

Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).













GET IN TOUCH
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