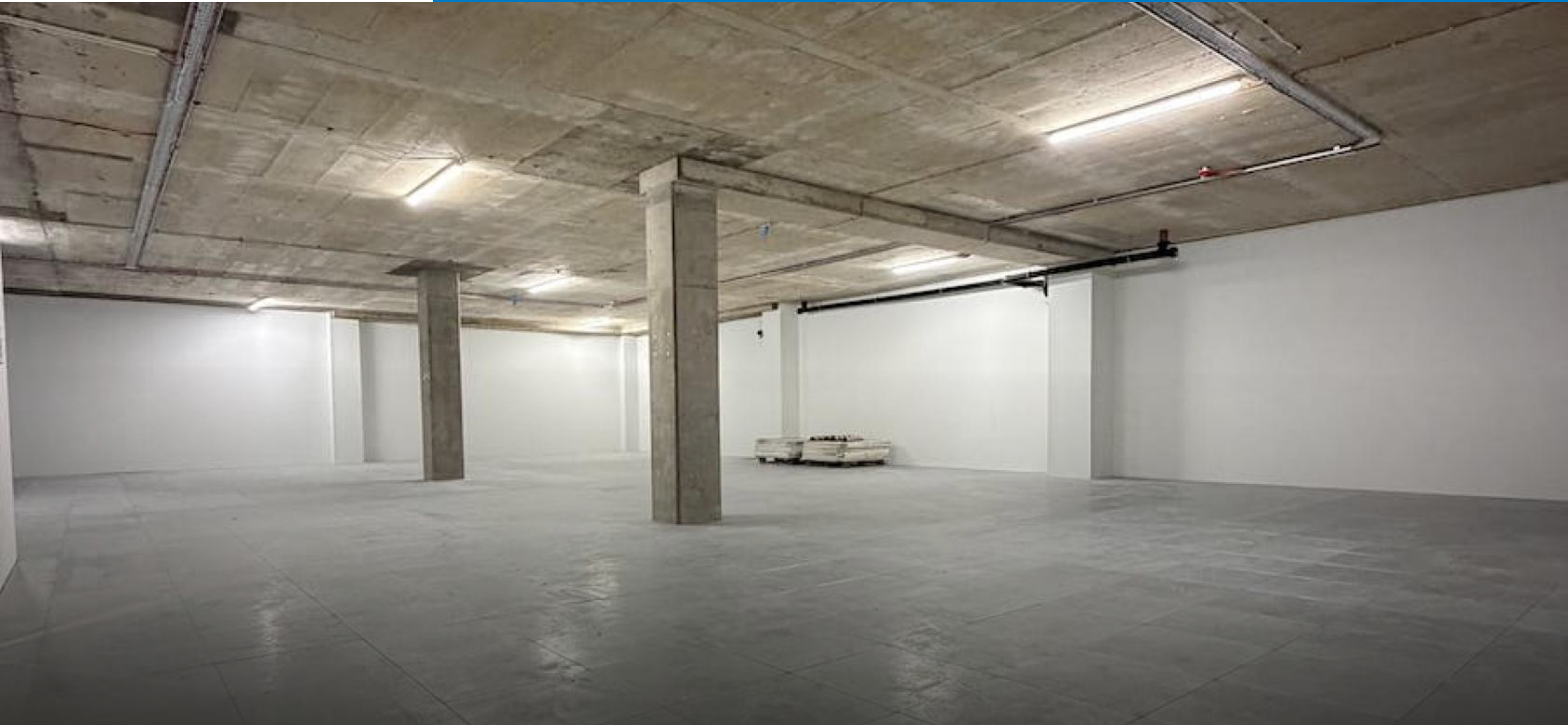




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3 Neptune Square, Brighton, BN2 0AT

GRADE A FITTED WELLNESS, MEDICAL AND OFFICE SPACE IN BRIGHTON'S PREMIER MIXED-USE QUARTER

# LOCATION



## Description:

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

## Rent:

£39,750 per annum

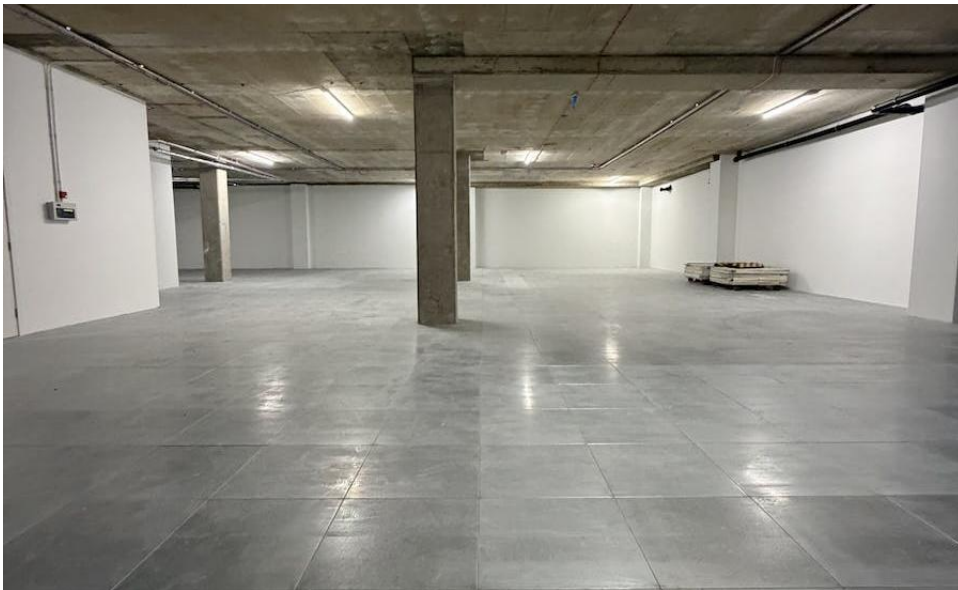
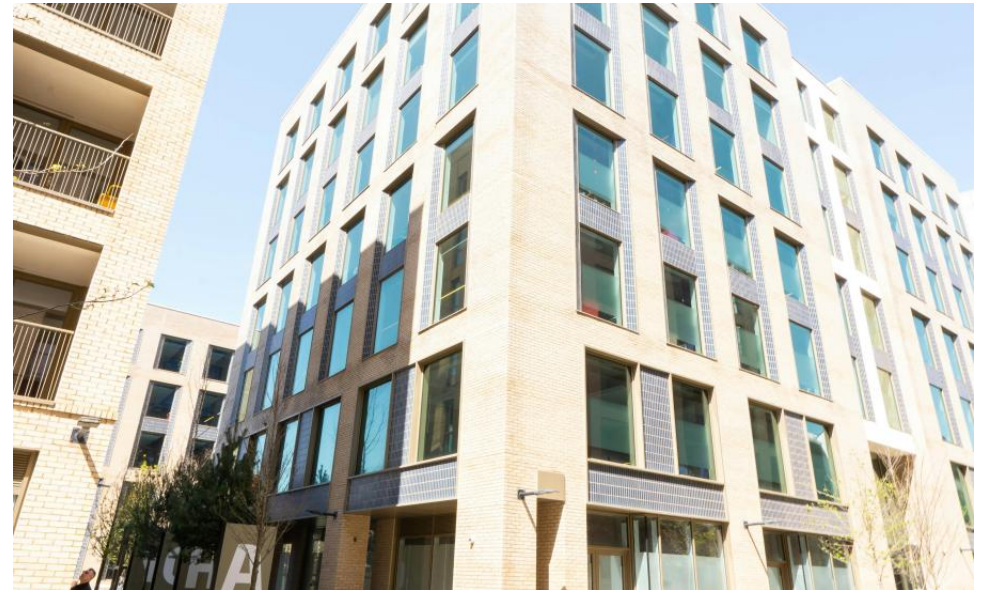
## VAT:

VAT is Not applicable

## Legal Fees:

Each party to bear their own costs











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