

2 St Edward Square

Edward Street Quarter, Brighton, East Sussex, BN88 1AH



OFFICES TO LET | 6,894 – 21,706 sq ft



Location

The Edward Street Quarter is a brand new environmentally friendly development in the heart of Brighton's creative and commercial centre. It is the biggest office development in the last 25 years and will provide shopping, cafés bars, restaurants and leisure facilities.

The building is only a short 10 minute walk to Brighton Station with onsite car parking, secure cycle storage and green spaces.

Description

The available floors are located in Two Edward Square and provides Grade A accommodation with tall windows, high ceilings over well configured efficient floor plates.

Floor Areas

Floor	sq ft	sq m
3 rd Floor	7,406	688
2 nd Floor	7,406	688
1 st Floor	6,894	640
TOTAL (approx.)	21,706	2,016

*Measurement in terms of *NIA

Brighton

Brighton's majestic Regency squares and crescents, iconic Royal Pavilion and famous piers make Brighton well-known for being a welcoming and diverse city with a passion for culture, creativity and sustainability as it is for its historic landmarks.

The city offers an abundance of art, live music and entertainment plus an ever-growing number of independent shops, boutique hotels and award-winning restaurants. Brighton offers eight miles of beach on its doorstep whilst also bordering the magnificent South Downs National Park, which is itself an International Dark Sky Reserve. Brighton is easily accessible from London via a one-hour train journey and only a half-hour train journey to London Gatwick Airport.

Bert Murray, Partner

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Paul Dart, Partner

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Applicants are advised to make their own enquires in respect of all rates payable to local authorities and taxes. We recommend you see www.voa.gov.uk for further information. None of the systems or services in the property have been tested by us to check they are in working order. Interested parties may wish to make their own investigations. All other information provided is for guide purposes and cannot be relied upon.

Subject to Contract May 2022

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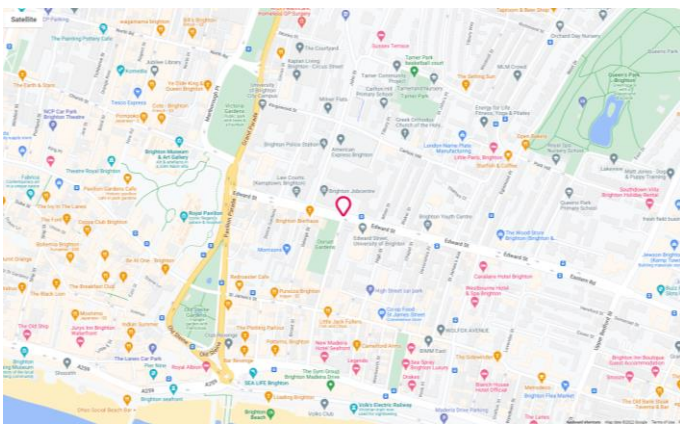
📍 4 Golden Square London W1F 9HT

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Terms

Tenure:	Leasehold
Lease:	New lease/s available for a term by arrangement
Rent:	Quoting £39.50 psf
Rates:	TBC
Service Charge:	TBC
EPC Rating:	EPC A rating

Amenities

- Excellently located on a brand new development
- Open roof space with city & sea views
- Green Space
- Underground Car parking
- Secure underground cycle storage
- Showers and changing rooms
- BREEAM excellent
- WiredScore Gold

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