

EDWARD  
STREET  
QUARTER

Brighton's prime  
office opportunity

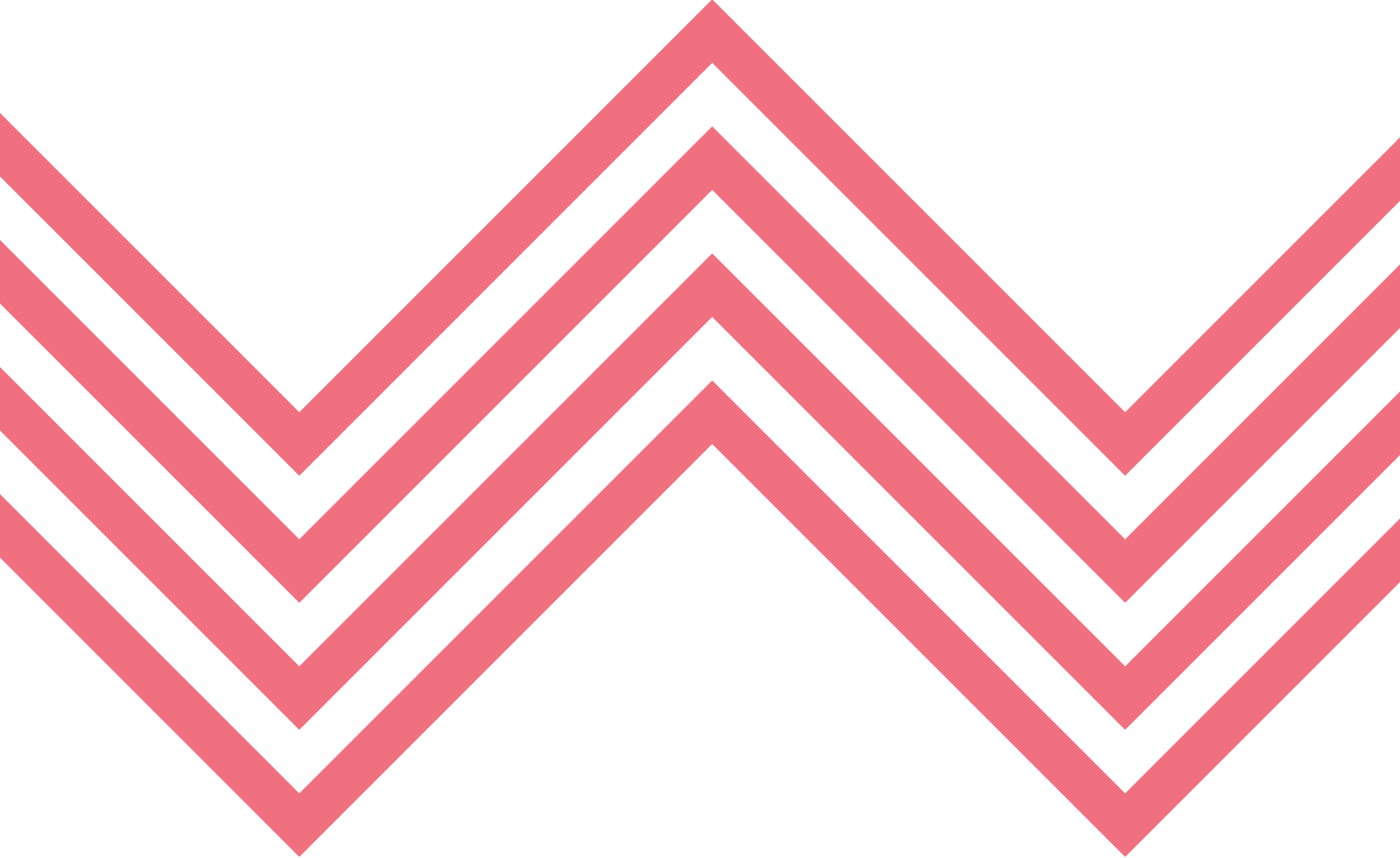
3 Neptune Square,  
Edward Street Quarter,  
Brighton, BN2 0BE

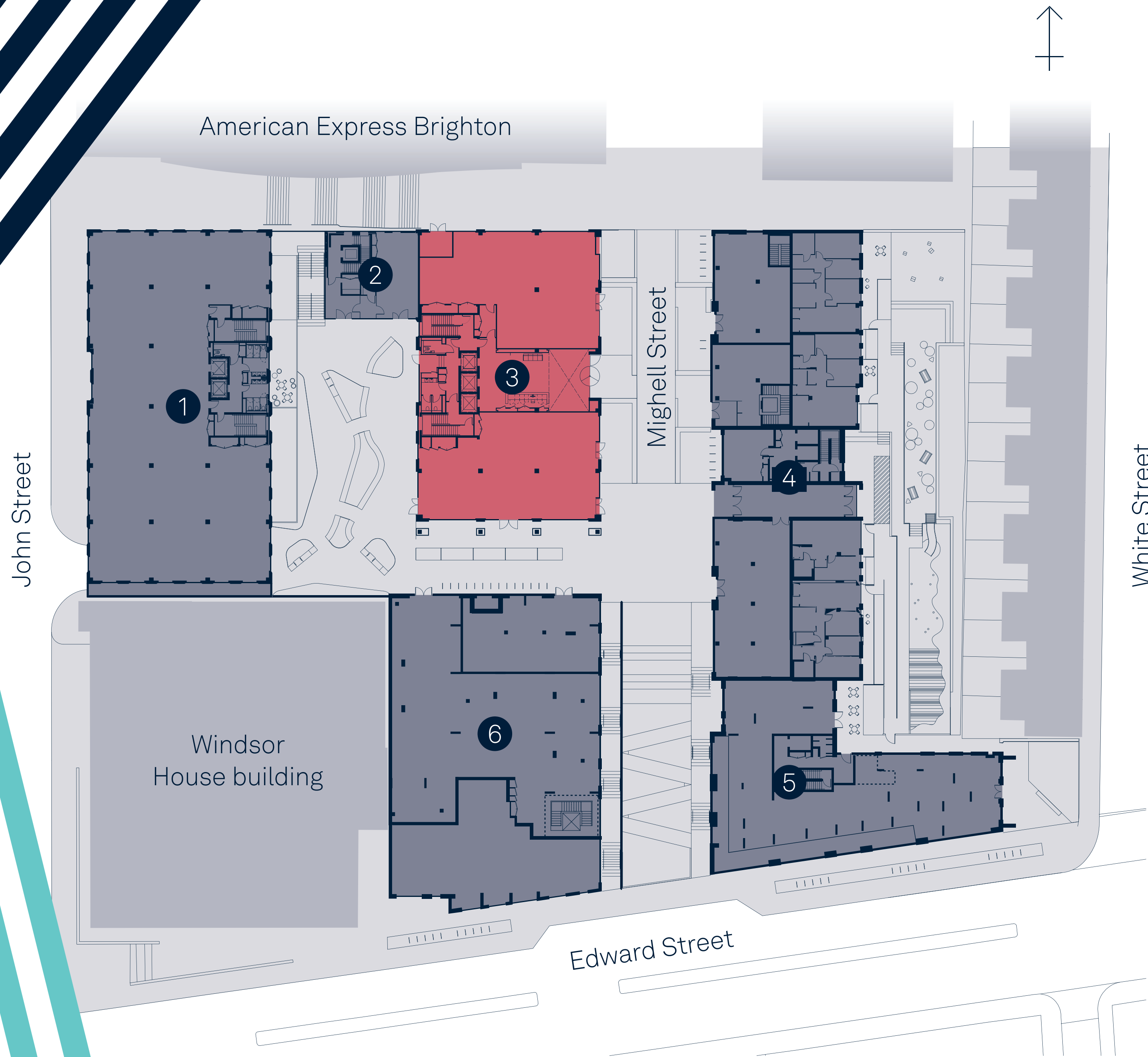
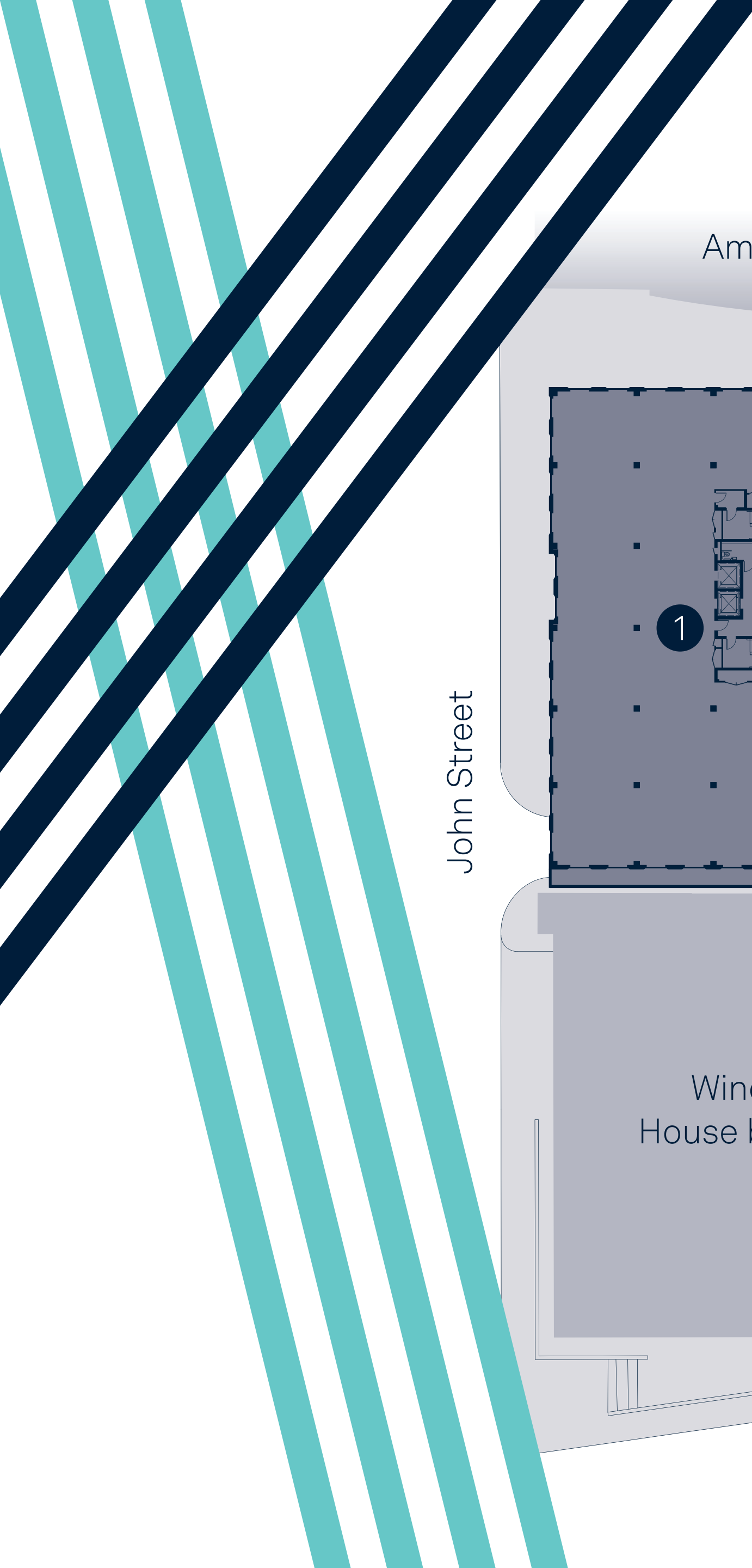




Edward Street Quarter is Brighton's best new office development, featuring 125,000ft<sup>2</sup> of high-spec, grade A office space.

With unrivalled floorplans and amazing sea views, Edward Street Quarter is home to major businesses including Octopus Energy, Natwest and Knights PLC.

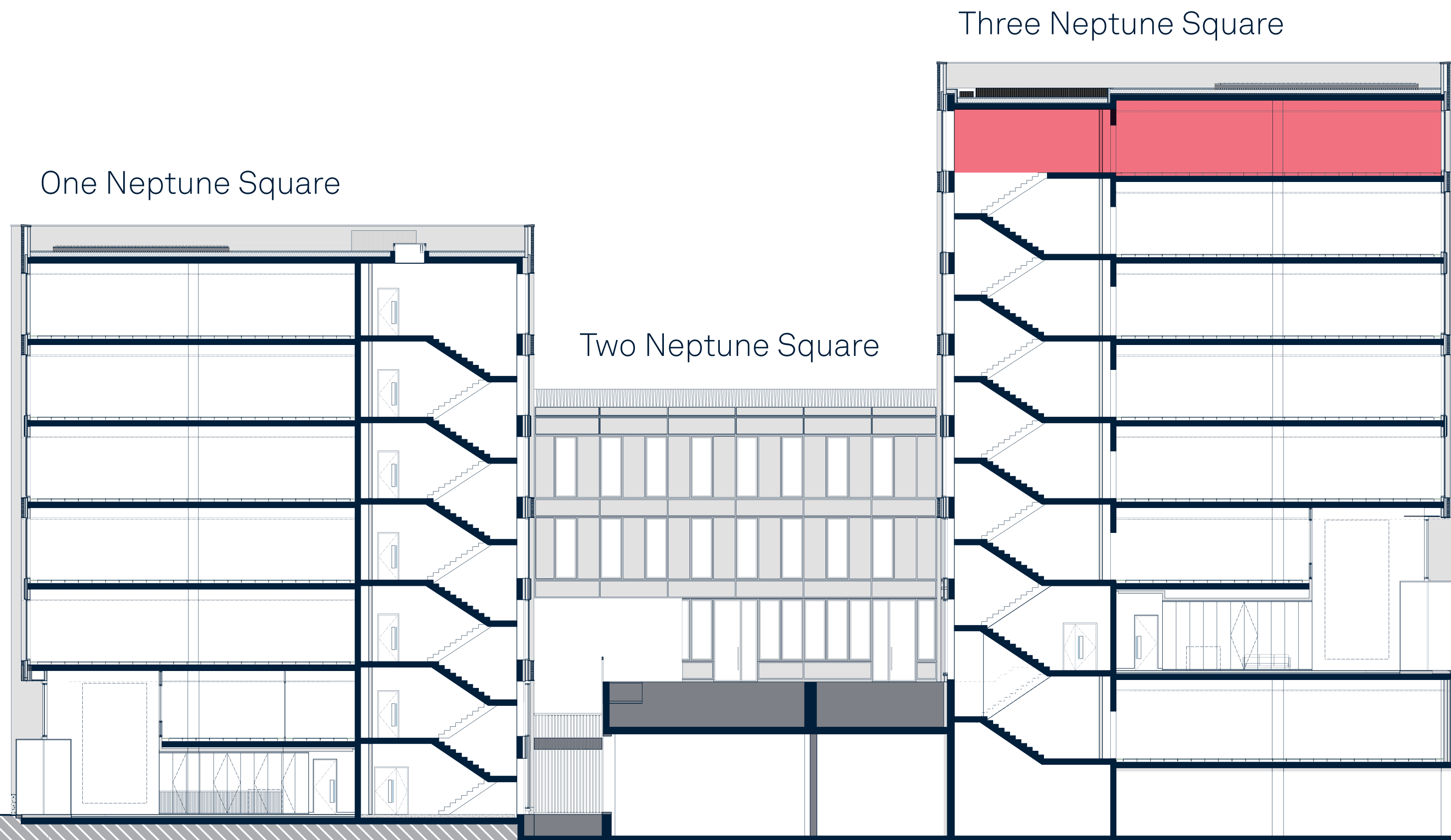




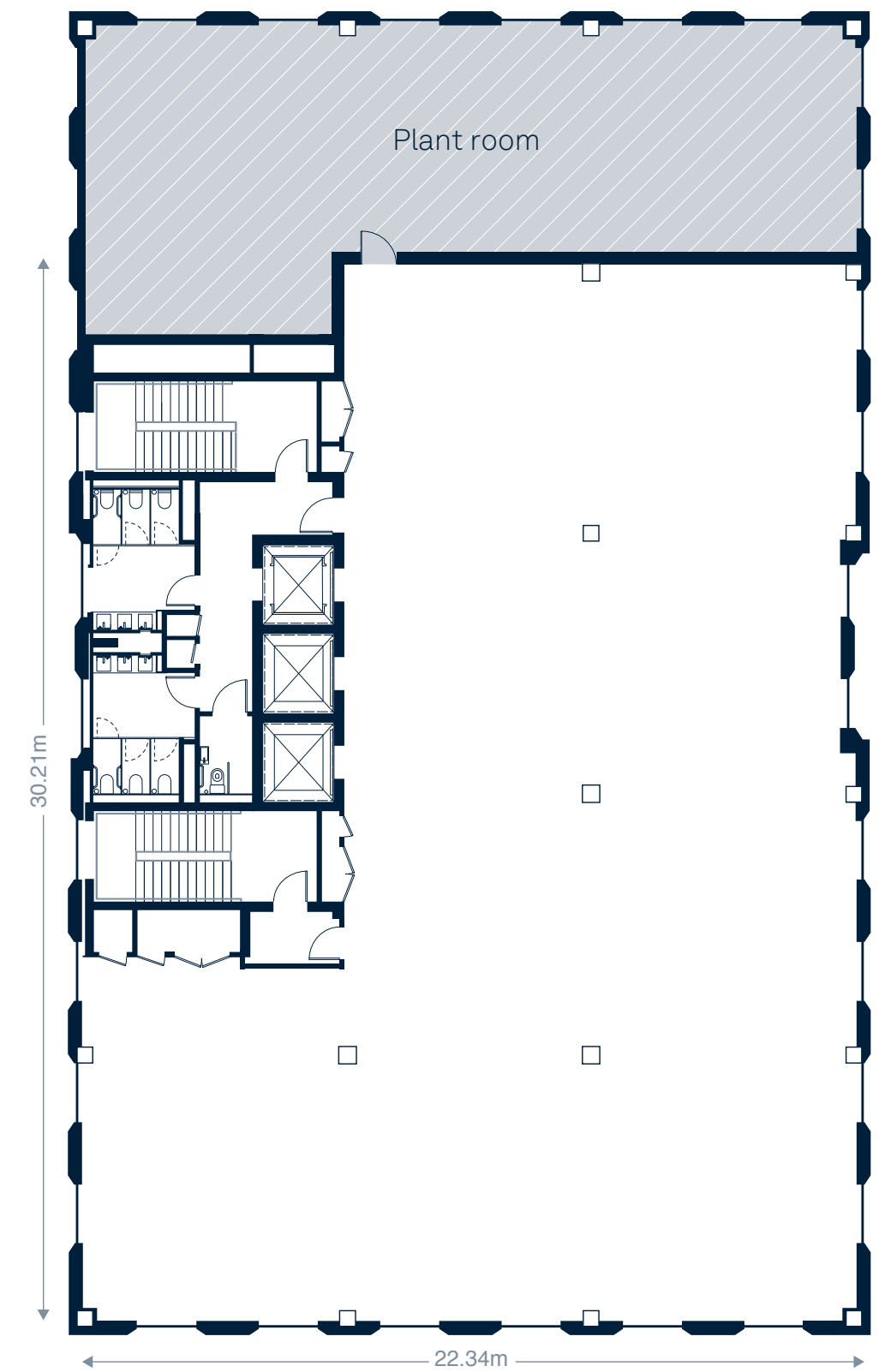
- ① One Neptune Square
- ② Two Neptune Square
- ③ **Three Neptune Square**
- ④ Residential and leisure building
- ⑤ Residential and leisure building
- ⑥ Residential and leisure building

# Available space

6th floor Three Neptune Square



6th Floor Area: 5,662ft<sup>2</sup>





**6th floor Three Neptune Square**

Floor Area: 5,662ft<sup>2</sup>



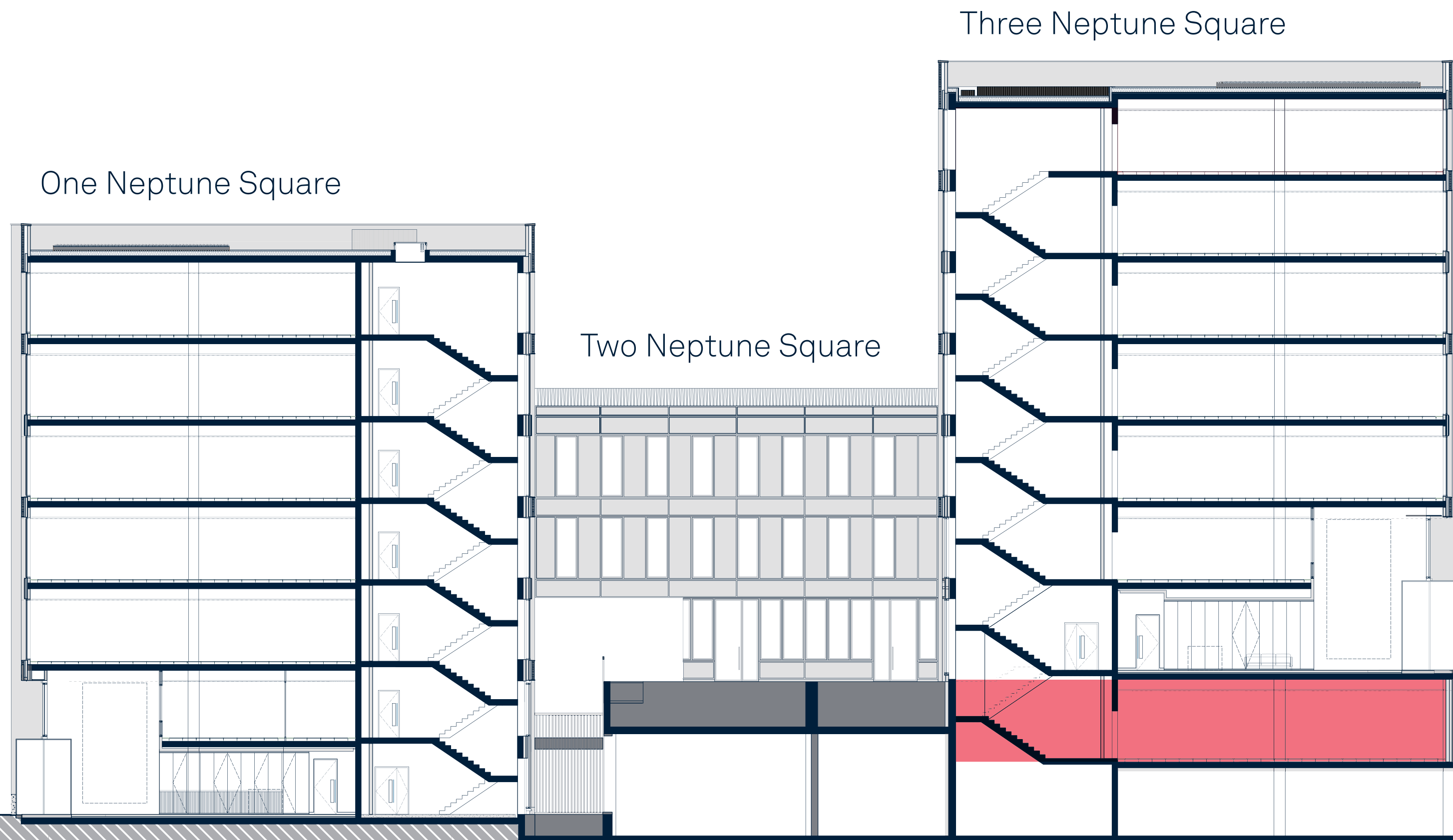
CGI of office fitout



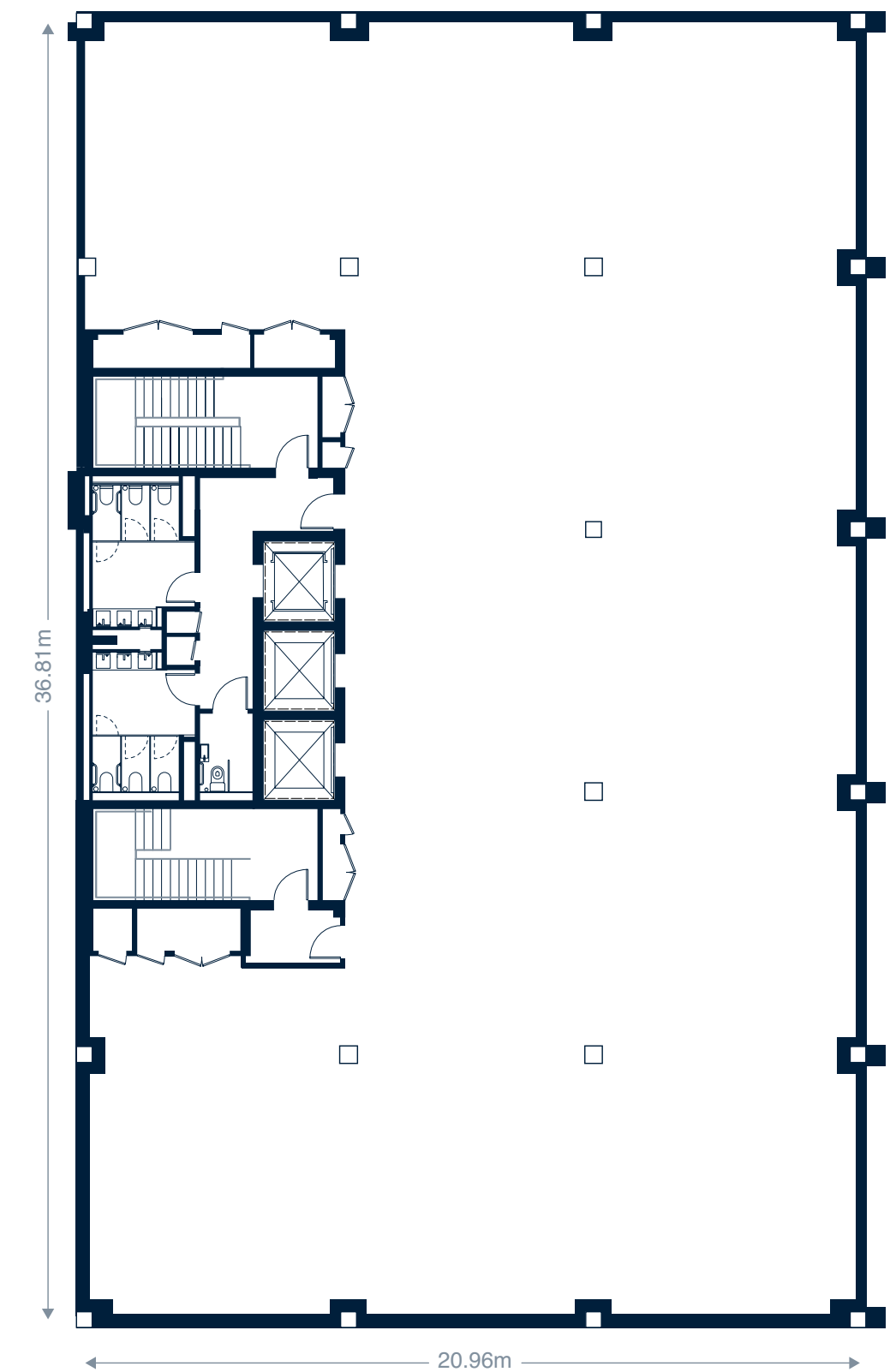
The views across Brighton from Edward Street Quarter

# Available space

Lower ground floor Three Neptune Square



Lower Ground Floor Area: 7,410ft<sup>2</sup>





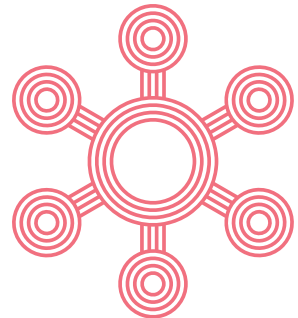


# Specifications



## Air Score Gold

Edward Street Quarter is rated Air Score Gold



## Connected

WiredScore Platinum for reliable and speedy internet access throughout the building



## PV panels

Photovoltaic solar panels generate their own renewable electricity



## Car parking

Two secure underground car parking spaces per floor



## Green space

Occupier garden and new mature trees planted



## Connectivity

Active pedestrianised street with food, beverage, leisure and retail units.



## Sustainable

BREEAM excellent and Energy Performance Certificate A rating for the building



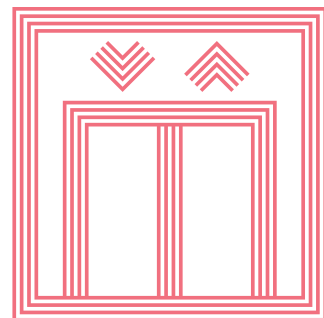
## LED lighting

Installed throughout the office space



## Temperature control

VRF cooling and heating system



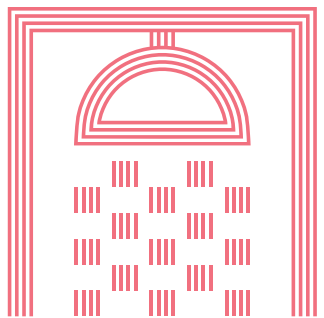
## Accessibility

High speed modern elevators providing step free access



## Cycle to work

173 secure underground bicycle parking spaces



## Showers

High quality showers and changing rooms

# EDWARD STREET QUARTER

[EdwardStreetQuarter.com](http://EdwardStreetQuarter.com)

## SHW

James Bryant  
07947 373 875  
[jbryant@shw.co.uk](mailto:jbryant@shw.co.uk)

## Cushman & Wakefield

Alexandra Brooks  
07553 536 553  
[alexandra.brooks@cushwake.com](mailto:alexandra.brooks@cushwake.com)

Nick Blevins  
07885 271 302  
[nick.blevins@cushwake.com](mailto:nick.blevins@cushwake.com)

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