

TO LET

RETAIL – 1,970 SQ FT (183 SQ M) Block D2, 42 Mighell Street, Brighton, BN2 2LP

#### DESCRIPTION

Edward Street Quarter is a brand new development offering 125,000 sq ft of offices alongside 168 apartments and 45,000 sq ft of retail. Each unit will be handled to a 'shell and core' specification, with electric, drainage, and water mains connection, ready for the ingoing tenant to carry out a bespoke shop fit.

The Landlord is prepared to consider a contribution toward fit-out costs by way of a significant rent free period or capital contribution subject to tenant covenant and lease terms.

### LOCATION

Edward Street Quarter is situated in Brighton's renowned Kemptown, adjacent to the American Express HQ and close to the campuses of Brighton University and Brighton College.

The mainline railway station is walking distance away.

#### **ACCOMMODATION (GROSS INTERNAL AREA)**

	SQ FT	SQ M
Ground Floor	1,970	183

## RENT

£59,000 PAX.

**TENURE** A new effective FRI lease to be negotiated.

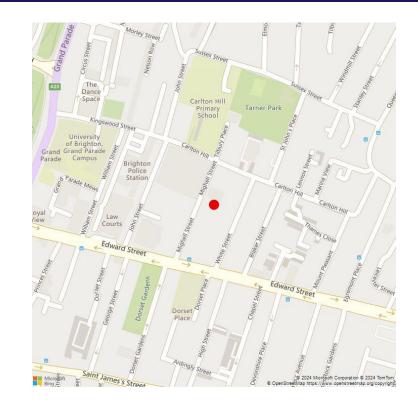
SERVICE CHARGE On request.

RATES To be assessed.

VAT VAT will be chargeable on the terms quoted.

LEGAL COSTS Each party is to be responsible for their own legal fees.

**EPC** An EPC is being prepared and will be available shortly.









# **VIEWINGS – 01273 876 200**

Richard Pyne

t: 01273 876 213

e: rpyne@shw.co.uk

@SHWProperty
SHW Property
SHW Property

MAKING PROPERTY WORK

SHW.CO.UK

SHW prepares sales and letting particulars diligently and all reasonable steps are taken to ensure that they are correct. Neither a seller nor a landlord nor SHW will, however, be under any liability to any purchaser or tenant or prospective purchaser or tenant in respect of them. If a property is unoccupied, SHW may not have all the information required by a prospective purchaser or tenant in its prosession, may not be able to obtain it and may not be able to verify all the information which it does hold. The mention of appliances and/or services or heating/cooling system or any other plant or fenestration systems in this description does not imply that they are in working order. Prospective purchasers should make their own investigations before finalising any agreement to purchase or lease. Note: Any maps or plans included in this document are obtained from Promap or Edozo under our Ordnance Survey Business Use Copyright licence ES 100017692 or are Goa Digital Plans including mapping data licensed from Ordnance Survey Crown Copyright 2007 under licence number PU 100017316