

**MAKING
PROPERTY
WORK**
SHW.CO.UK

SHW

TO LET

RETAIL – 1,970 SQ FT (183 SQ M)

Block D2, 42 Edward 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 handed 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

On application.

TENURE

A new effective FRI lease to be negotiated.

SERVICE CHARGE

On request.

RATES

To be assessed.

VAT

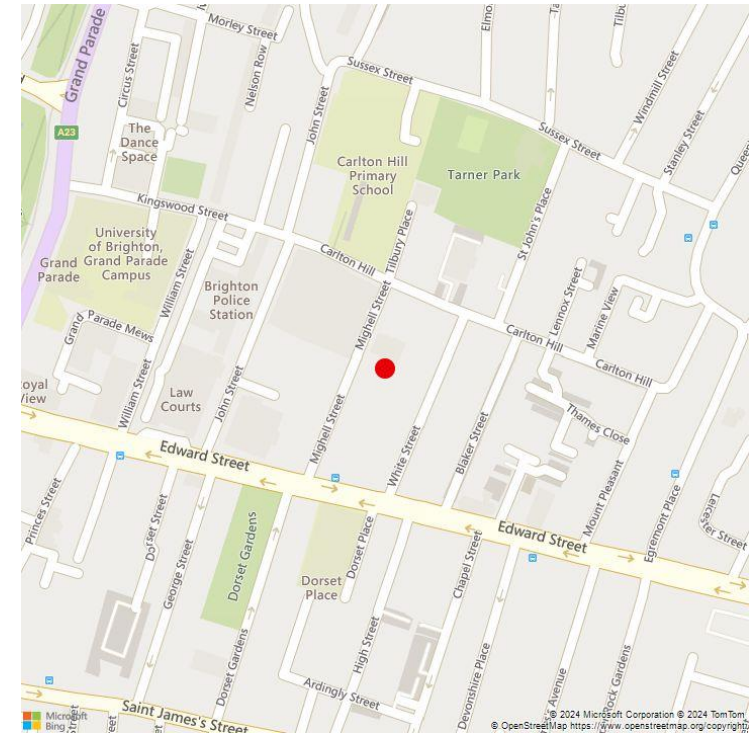
VAT will be chargeable on the terms quoted.

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**