

TOLETRETAIL - 5,804 SQ FT (538 SQ M)Block C, Edward Street, Brighton, BN88 1NH

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	2,813	261
Lower Ground Floor	2,991	277
TOTAL	5,804	538

RENT

On application.

TENURE A new effective FRI lease to be negotiated.

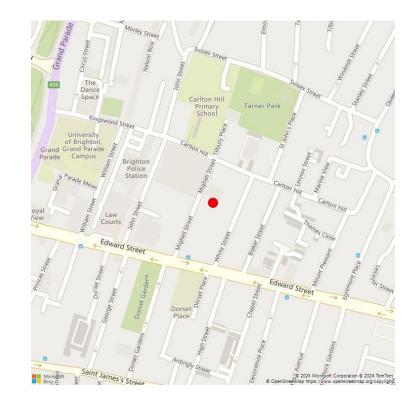
SERVICE CHARGE On request.

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.









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