

**MAKING  
PROPERTY  
WORK**  
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**TO LET**

**RETAIL – 7,972 SQ FT (741 SQ M)**  
**Block E, 41 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
Upper Floor	4,053	377
Lower Floor	3,919	364
<b>TOTAL</b>	<b>7,972</b>	<b>741</b>

**RENT**

Upper floor - £61,500 PAX  
Lower floor - £113,250 PAX

**TENURE**

A new effective FRI lease to be negotiated.

**SERVICE CHARGE**

On request.

**RATES**

To be assessed.

**VAT**

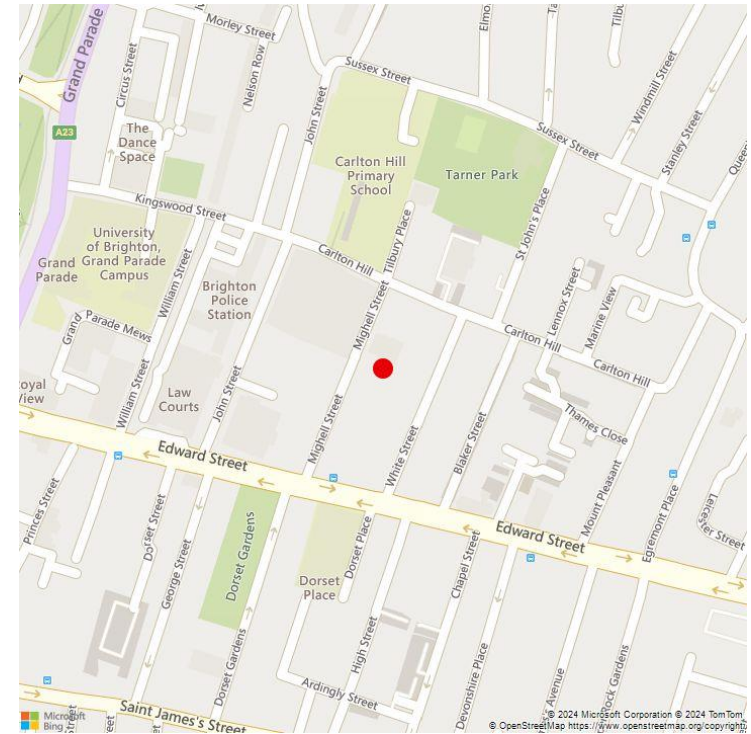
VAT will be chargeable on the terms quoted.

**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**

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