

EDWARD
STREET
QUARTER

Space to grow

39,000 ft² food, beverage, leisure
and retail space in Brighton


Coming Autumn 2021



EDWARD
STREET
QUARTER


The beating heart of
Brighton's creative and
commercial centre





Edward Street Quarter is at the heart of Brighton & Hove, recognised as a hotbed for expansive thinking and well known for its bustling street life, dining culture and for providing varied entertainment for all ages and tastes.

Edward Street Quarter, designed by award winning architects BuckleyGrayYeoman, offers 110,000 square feet of Grade A office space, 168 new homes and spaces for restaurants, coffee shops and cultural venues along its impressive frontage.





Edward Street Quarter is an entirely new neighbourhood. One that celebrates the spirit of the city of Brighton & Hove: independent, creative, diverse, entrepreneurial and welcoming.

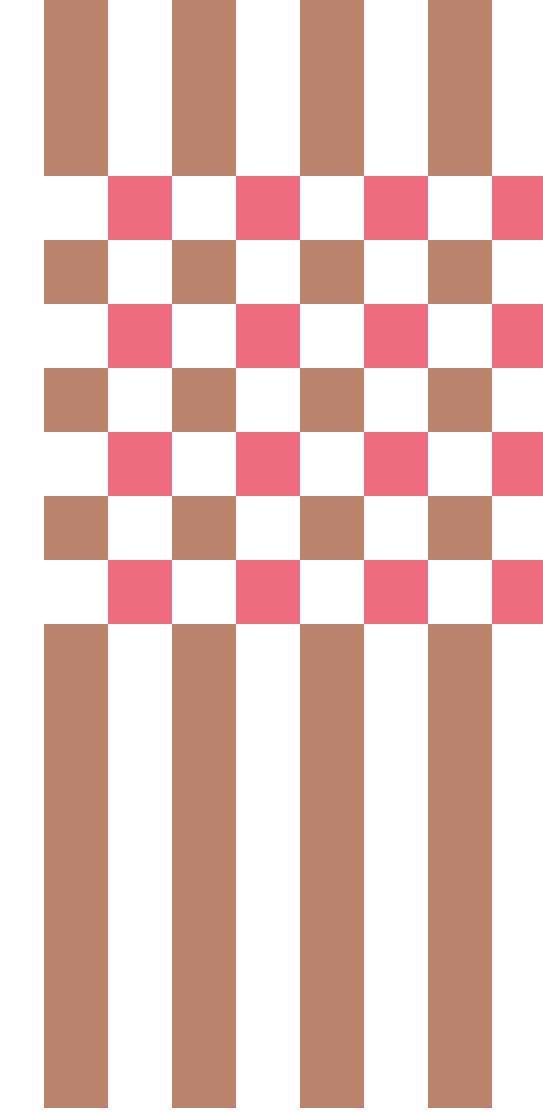


EDWARD
STREET
QUARTER

A chance to flourish
at the heart of
a new community

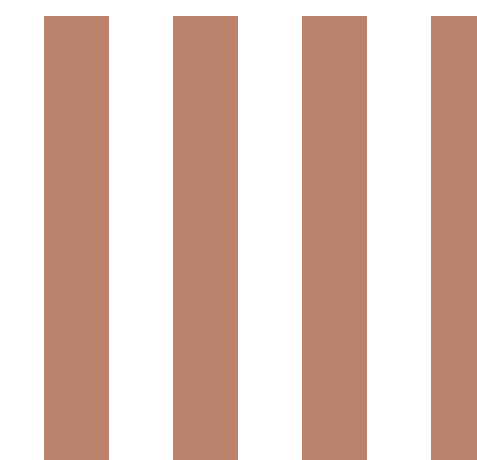
With 39,000 ft² allocated for food, beverage, leisure and retail businesses, Edward Street Quarter is creating the opportunity to be at the heart of a vibrant new neighbourhood where hundreds of people will work and call their home.





Cafés, bars, restaurants, cinemas, gyms or independent shops are a vital part of that vision, helping give Edward Street Quarter its own sense of place.

With a potential customer base right there on site, and Brighton city centre on the doorstep, it is the perfect blend of community and business opportunity.





I love Brighton, it has everything I need. It's vibrant, diverse and artistic. The people are friendly and relaxed and there's lots going on, loads of opportunities for work collaboration and fun.

Local bar manager

Did you know?

10 minute walk to
Brighton station
London by train
in 54 minutes

Brighton has
a population
density of 9,050
per square mile

35,000 Ft² of
Food, Beverage,
Leisure and
Retail space

186 new
homes

110,000 Ft²
of Grade A
office space

Neighbouring
Amex building
and Circus Street
development

Top 5 UK
prospect for
economic growth

Vitality Index

EDWARD
STREET
QUARTER

Space to grow
your business



Specifications



Wellbeing

Designed to improve health and wellbeing



Sustainable

BREEAM excellent and Energy Performance Certificate A rating for the building



Green space

Three new areas with over 80 mature trees planted and spaces to relax



Connectivity

10 minute walk to Brighton station



WiFi coverage

WiFi connection throughout the common areas



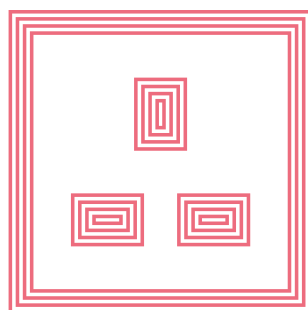
Connected

WiredScore Gold for reliable and speedy internet access throughout the building



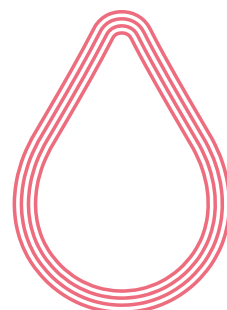
Cycle to work

Secure underground bicycle parking, plus easy access to local cycle share scheme



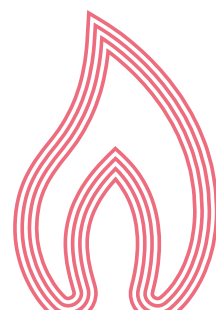
Power

3 phase power supply



Water

28mm Ø mains water supply to each retail unit



Gas

Commercial gas supply

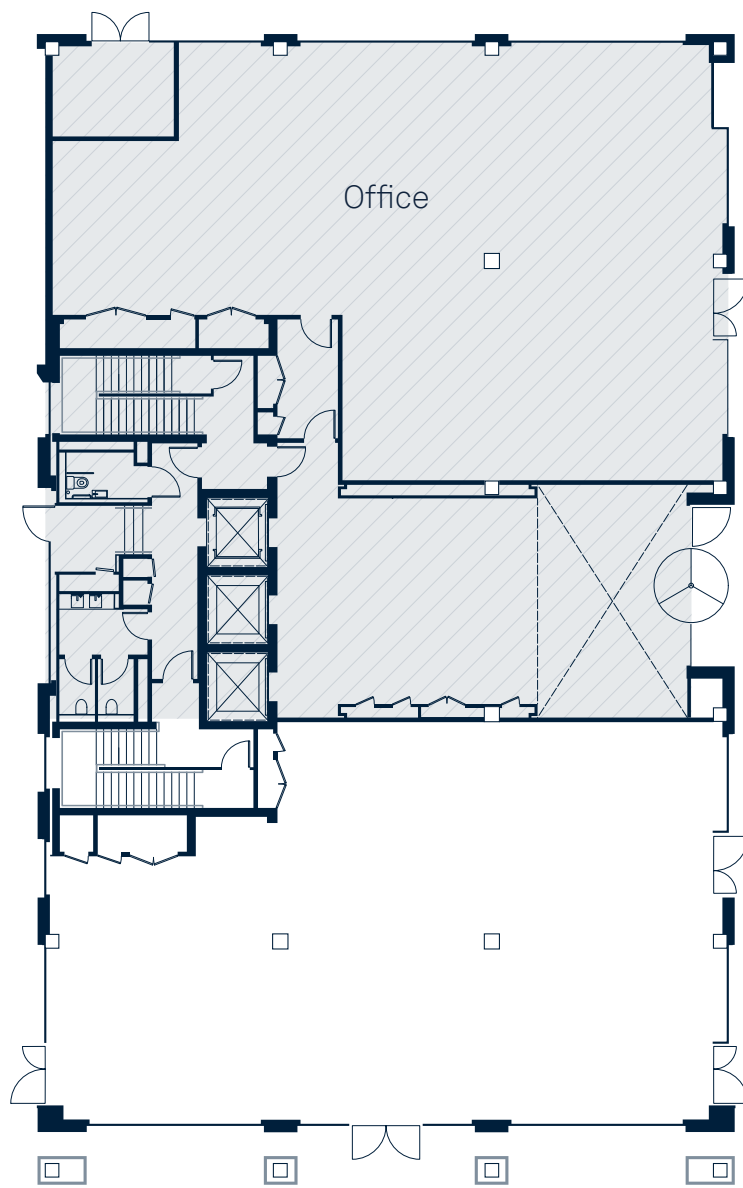
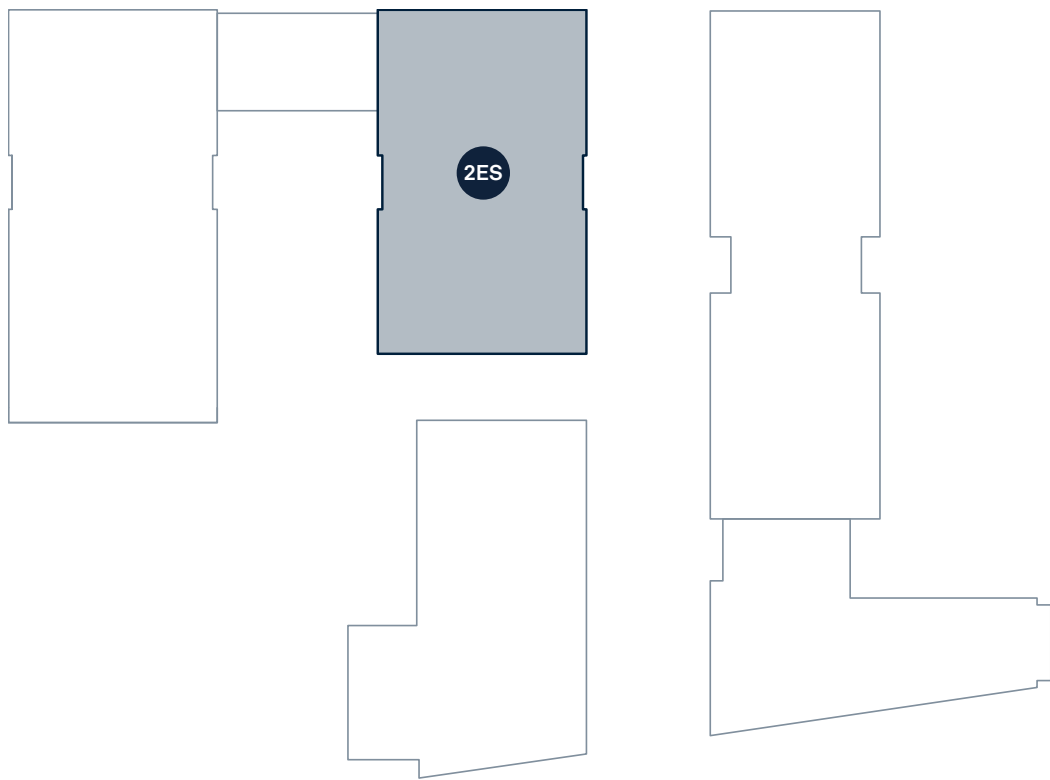


- A One Edward Square - Office Space
- B The Clubhouse - Office Space
- C Two Edward Square - Office/Leisure Space
- D Residential and Leisure Building D
- E Residential and Leisure Building E
- F Residential and Leisure Building F

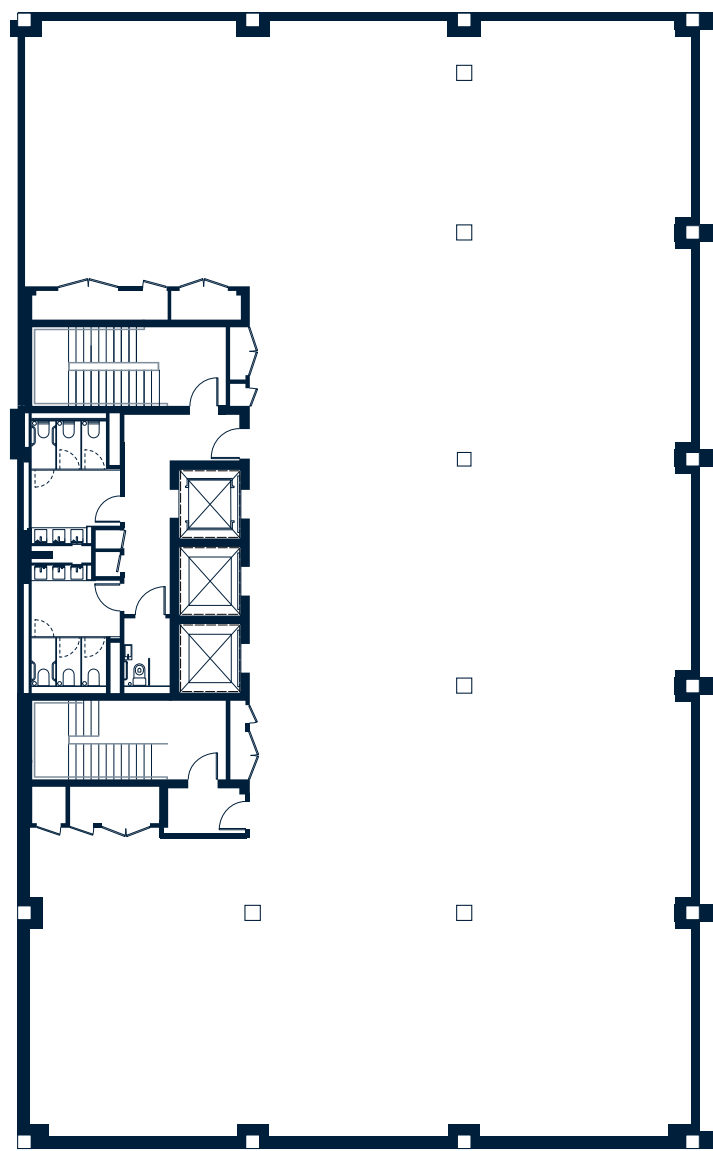
Two Edward Square

Areas:

Unit 1 (Ground floor)	2,797ft ²
Unit 2 (Lower Ground)	7,173ft ²
	9,970ft²



Unit 1 (Ground floor)

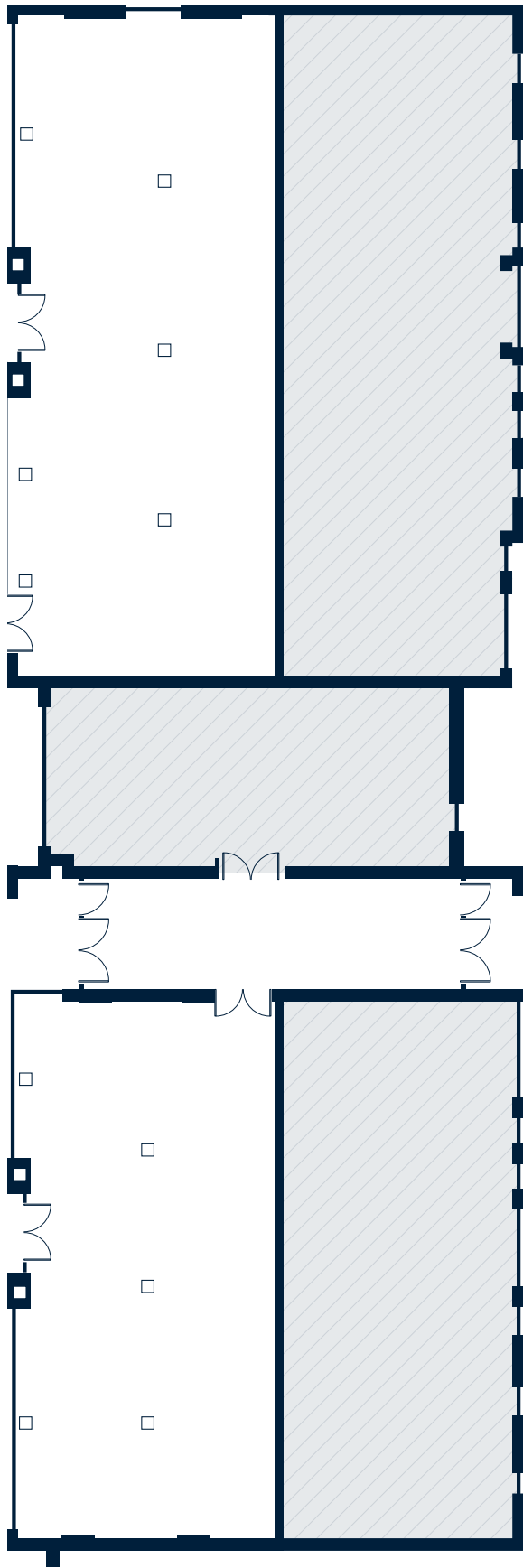
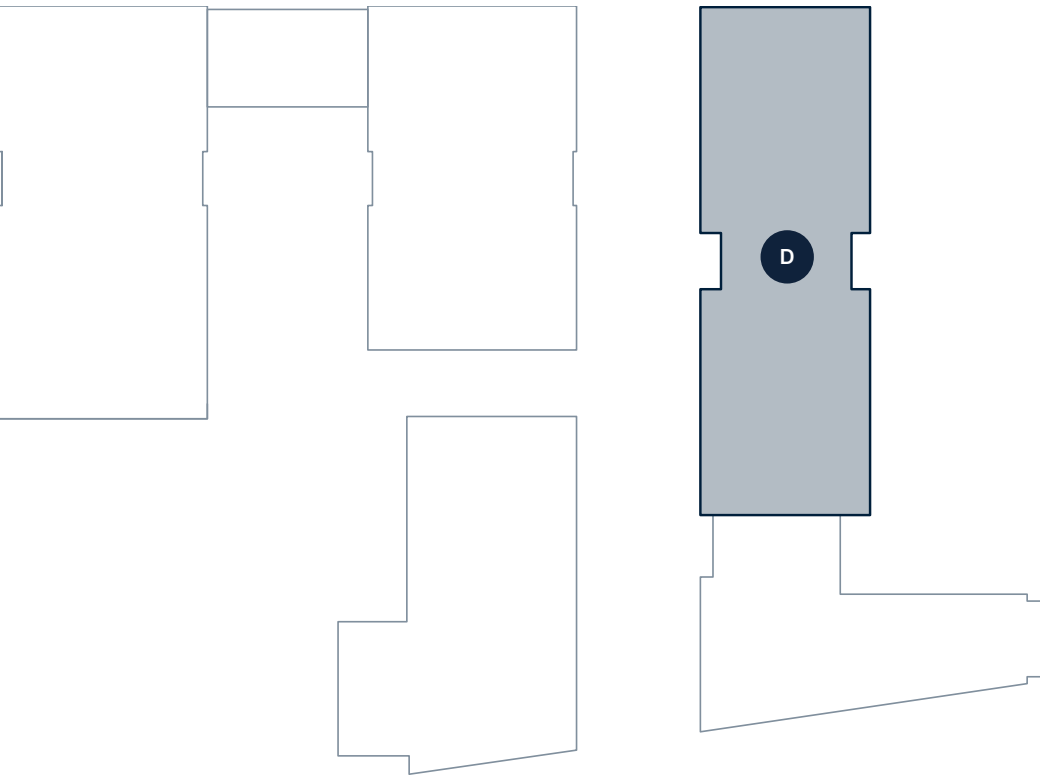


Unit 2 (Lower Ground)

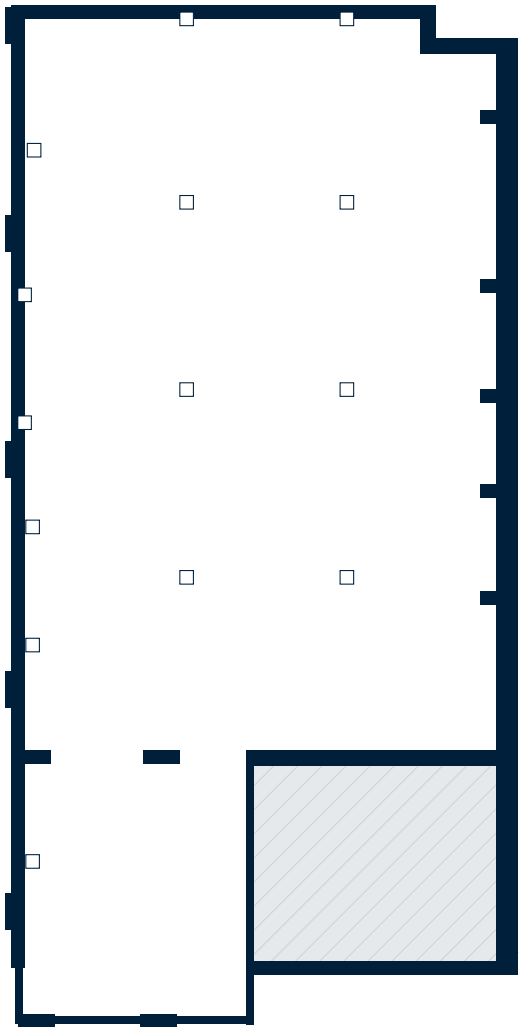
Building D

Areas:

Unit D1 (Ground floor)	4,403ft ²
Unit D2 (Lower Ground)	4,640ft ²
	9,043ft²



Unit (Ground floor)

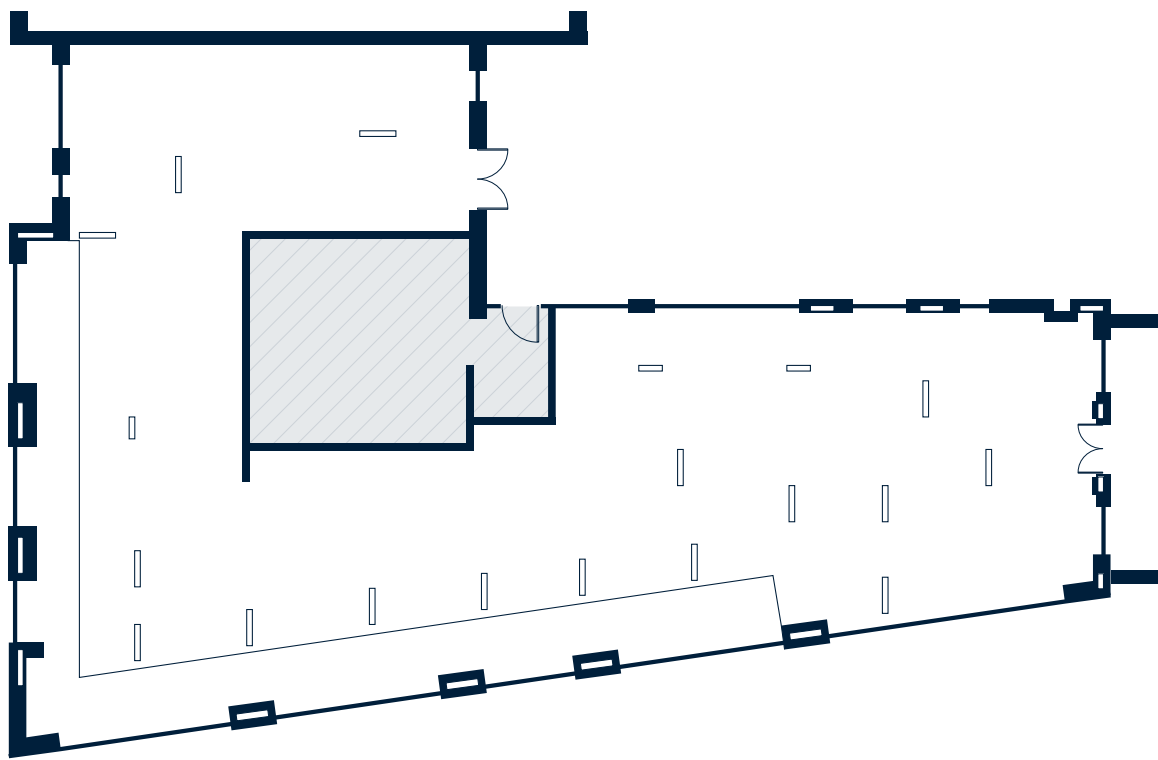


Unit D2 (Lower Ground)

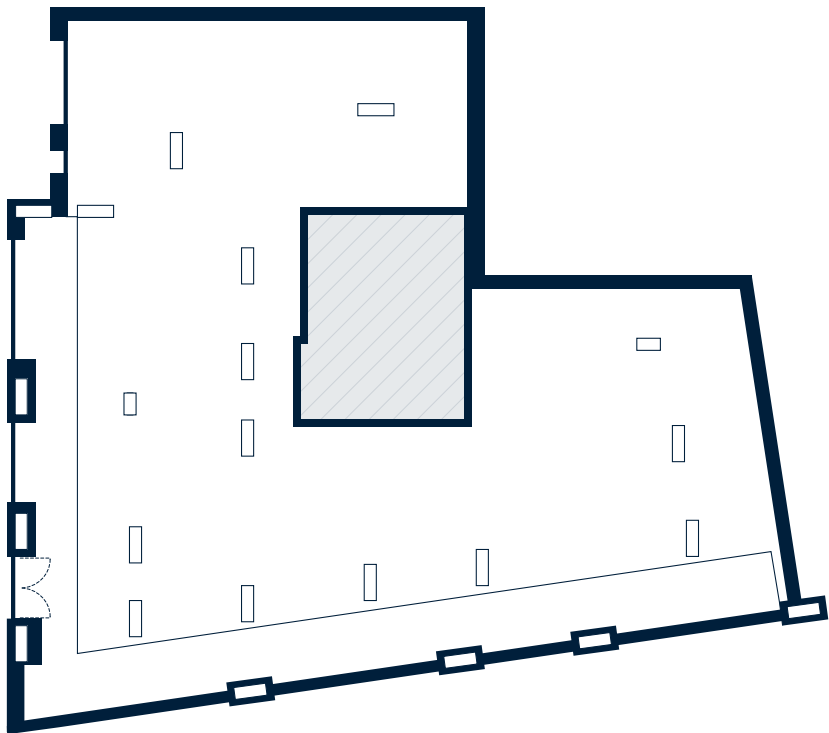
Building E

Areas:

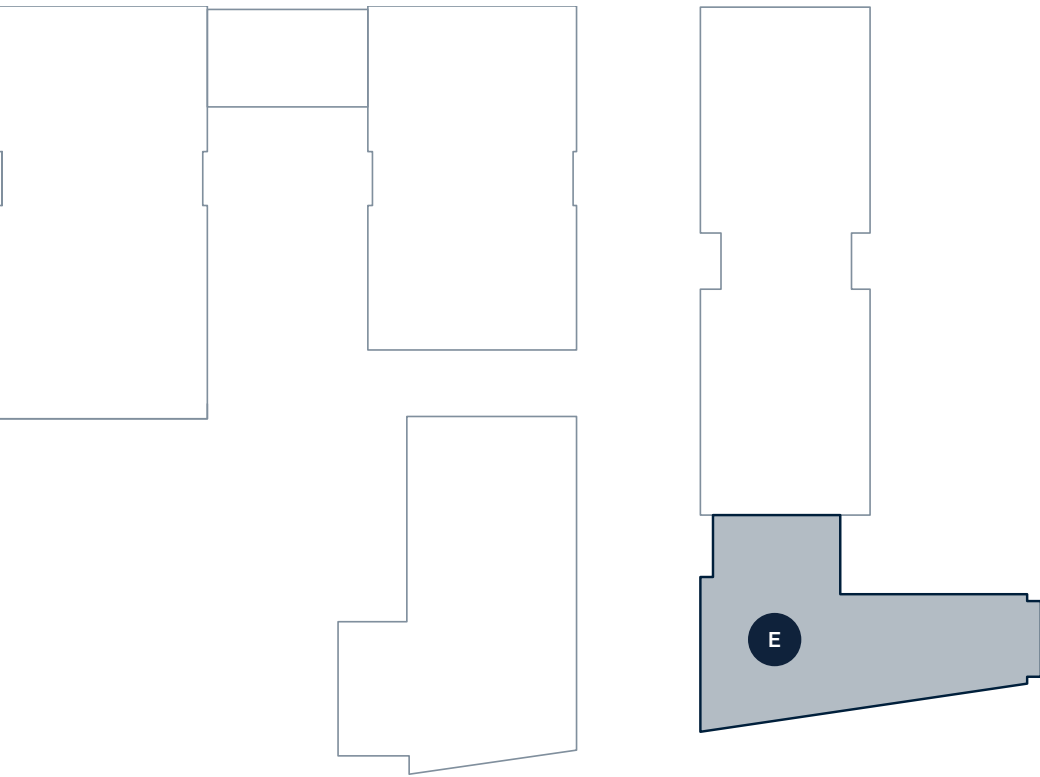
Unit E1 (Mixed Levels)	4,231ft ²
Unit E2 (Mixed Levels)	4,037ft ²
	8,268ft²



Unit E1 (Mixed Levels)



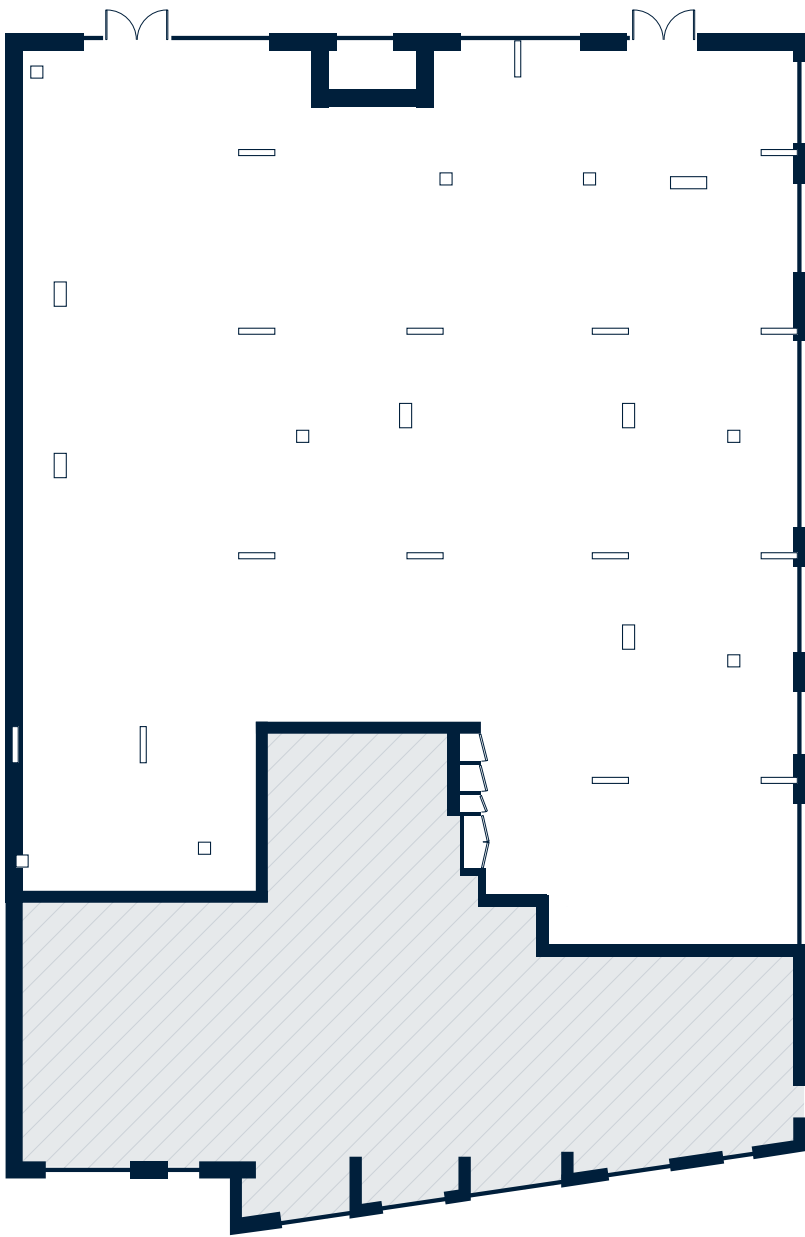
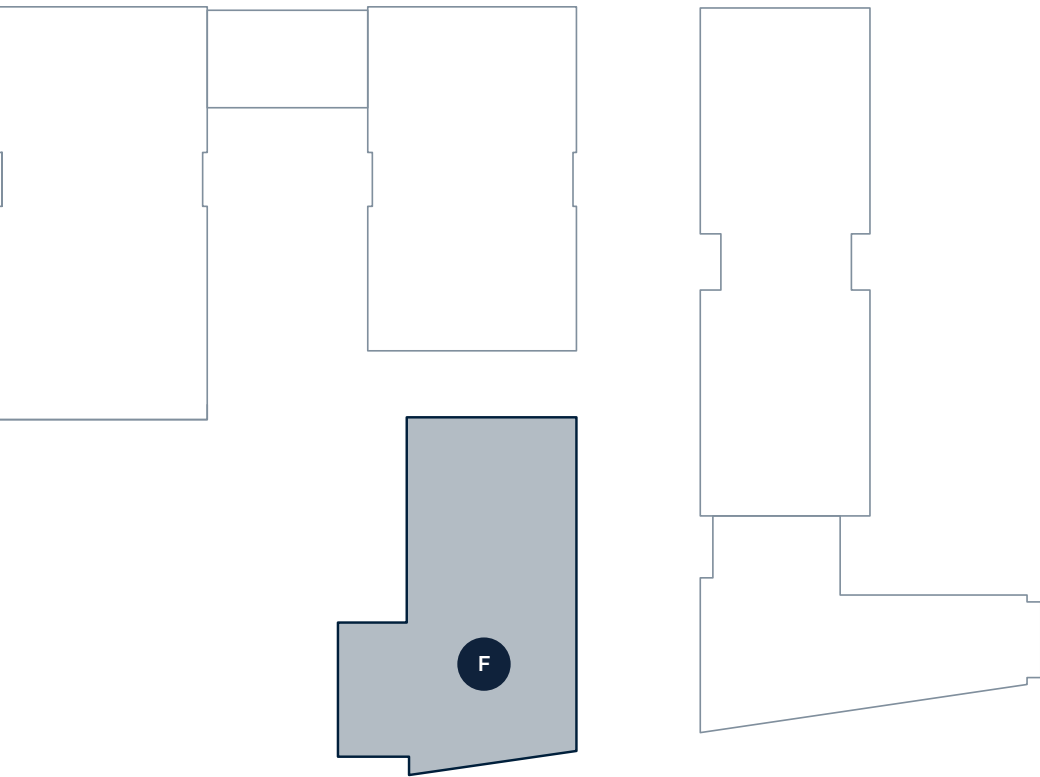
Unit E2 (Mixed Levels)



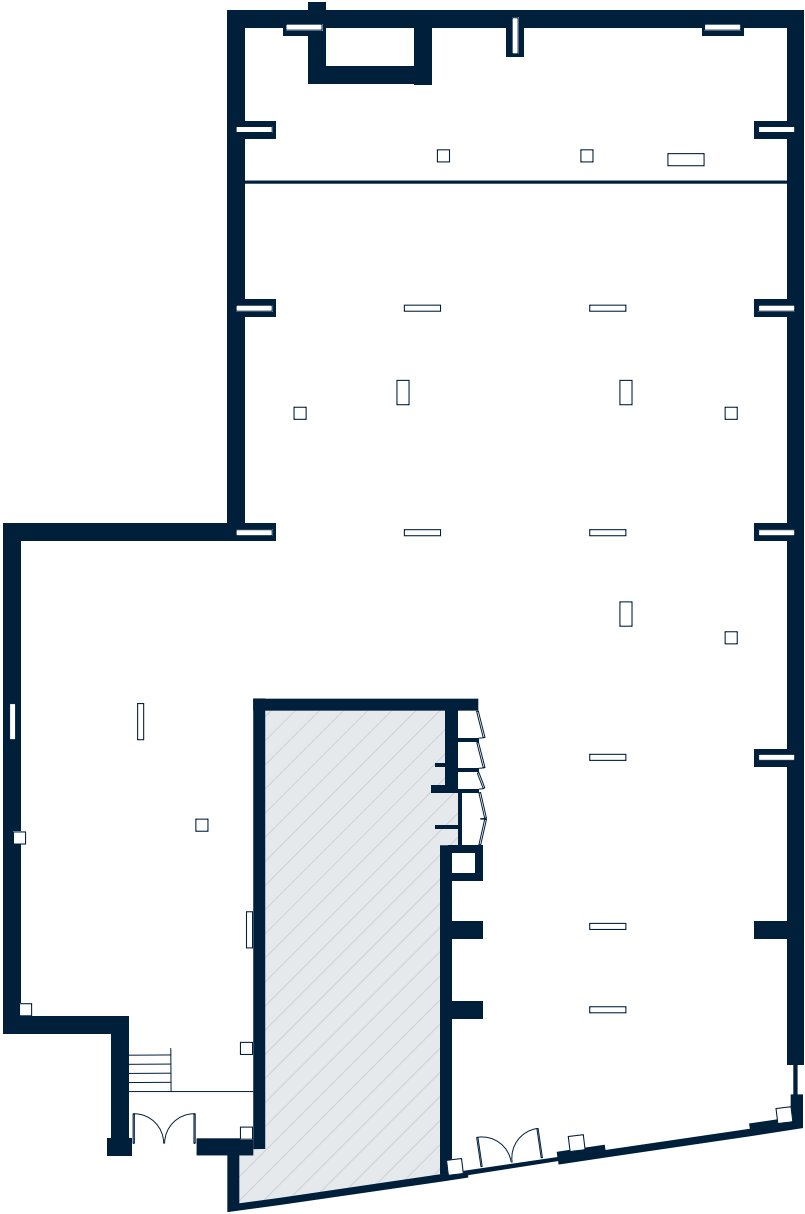
Building F

Areas:

Unit F1 (Ground floor)	7,265ft²
Unit F2 (Lower Ground)	7,222ft²
	14,487ft²



Unit F1 (Ground floor)



Unit F2 (Lower Ground)



St Ann's Well Gardens

Brighton Train Station

The Level

Sydney Street

Kensington Gardens

Jubilee Street

Circus Street Development

Queens Park

American Express

Churchill Square

Victoria Gardens

University of Brighton

Edward Street Quarter

Freshfield Business Park

The Royal Pavilion

The Lanes

Steine Gardens

Dorset Gardens

Brighton College

British Airways i360

Sea Life Brighton

Soho House*

Royal Sussex County Hospital

Brighton West Pier

The Brighton Zip

Volk's Electric Railway

Concorde 2 Music Venue

Yellowwave Beach Sports

Brighton Palace Pier

Brighton Marina

KEY

- Edward Street Quarter
- Amenities
- Parks and open spaces
- Roads
- Transport



I've lived and worked in Brighton for 16 years after moving from London. I love how creative and welcoming the city is and how there's something going on all year round.

Local business owner

EDWARD STREET QUARTER

EdwardStreetQuarter.com

SHW

Richard Pyne
01273 876 213
rpyne@shw.co.uk

CF Commercial

Craig Fisher
020 3216 3911
craig@cfcommercial.co.uk

Harriet Gidney
020 3216 3916
harriet@cfcommercial.co.uk

CF Commercial and SHW on its own behalf and for vendors or lessors of this property, whose agent it is, gives notice that: 1. The particulars are produced in good faith, but are a general guide only and do not constitute any part of a contract. 2. No person in the employment of the agent(s) has any authority to make or give any representation or warranty whatsoever in relation to this property. 3. The property is offered subject to contract and unless otherwise stated all rents are quoted exclusive of VAT. 4. Nothing in these particulars should be deemed a statement that the property is in good condition, or that any services or facilities are in working order. 5. Unless otherwise stated, no investigations have been made regarding pollution, or potential land, air or water contamination. Interested parties are advised to carry out their own investigations if required. Date: March 2020



Design and art direction Very Own Studio
CGI images: F10 Studios
Copy: Midnight Communications
Photography: Kevin Meredith