

EDWARD  
STREET  
QUARTER

# Space to grow

110,000 ft<sup>2</sup> of office  
space in Brighton

Coming Autumn 2021





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STREET  
QUARTER

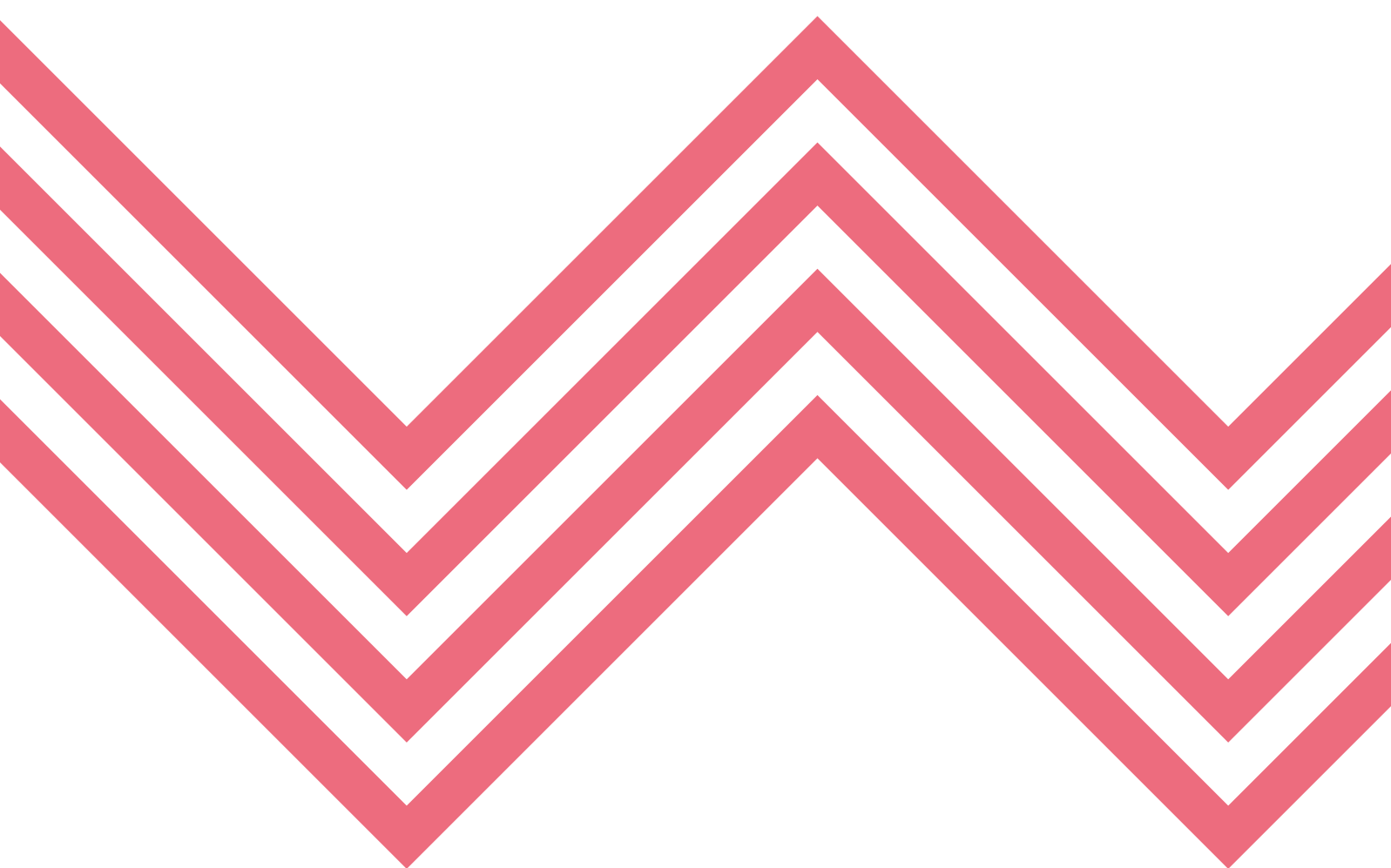
The beating heart of  
Brighton's creative and  
commercial centre





Edward Street Quarter, Brighton's newest development, features 110,000 square feet of high-spec, Grade A office space designed to create a community of ambitious start-ups, entrepreneurs and established companies.

Space for your ideas to flourish and your business to thrive.







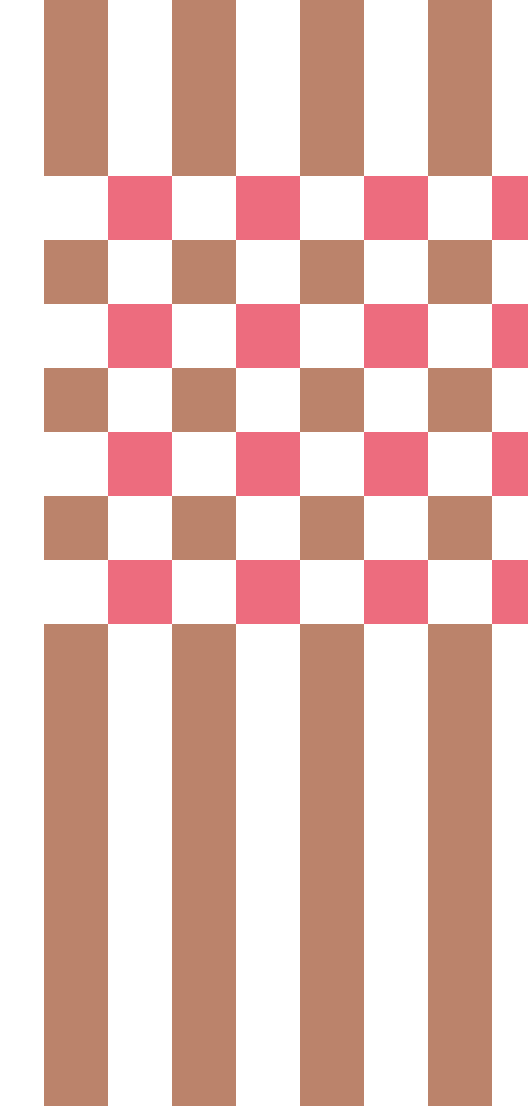
Designed to suit the needs of those seeking large scale, high-quality office spaces. Edward Street Quarter is the perfect base for your corporate headquarters or service centre.



Linking the three office buildings together, The Clubhouse features an open roof space with city and sea views. The development has several other outdoor spaces to relax in.

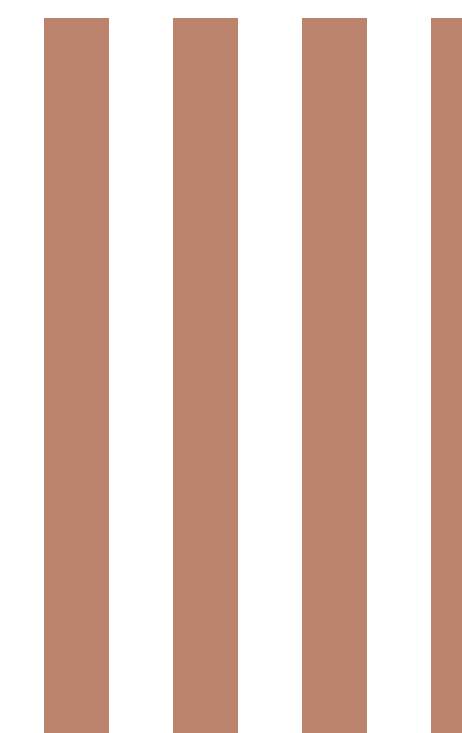






Communal spaces and amenities are part of the package, from restaurants and coffee shops to cultural spots. Spaces to work, live and enjoy.

Edward Street Quarter is an entire new neighbourhood.







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**

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# Being beside the seaside







Anyone who has lived or worked in Brighton will tell you it's a special place. A forward-leaning city by the sea where anything can happen (and usually does).

Innovative and inclusive in equal measure, it's a hotbed for start-ups where tech and new media flourish alongside performance, culture and independent shops. No wonder the region has been described as Britain's 'Silicon Beach'.







With so much talent, and so many fast-growing businesses, premium office space is in short supply. Edward Street Quarter could not have arrived at a better time.

It will be home to an eclectic community of ambitious, confident, leading-edge businesses and entrepreneurs, all ready to embrace the Brighton vibe.





# Did you know?

Edward Street  
Quarter is the  
biggest office  
development  
for 25 years

Over 12,500  
digital jobs  
in the city

Brighton is the  
start-up capital  
of the UK

4th best UK  
city for ultrafast  
broadband

Tech is the  
fastest growing  
sector in Brighton

Top 5 UK  
prospect for  
economic growth

Vitality Index

One of six  
cities chosen  
as 5G testbed





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

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



**By train**



**Gatwick Airport**

23 minutes  
(131 trains per day)

**London Victoria**

54 minutes  
(70 trains per day)

**London Bridge**

61 minutes  
(57 trains per day)

**St Pancras Int.**

78 minutes  
(57 trains per day)

**By Car**



**Gatwick Airport**

35 minutes  
(27 miles)

**M25**

45 minute  
(38 miles)

**Portsmouth**

55 minutes  
(48 miles)

**London**

80 minutes  
(53 miles)

**By Plane**



**Paris**

1 hour  
(From Gatwick)

**Berlin**

2 hours  
(From Gatwick)

**New York City**

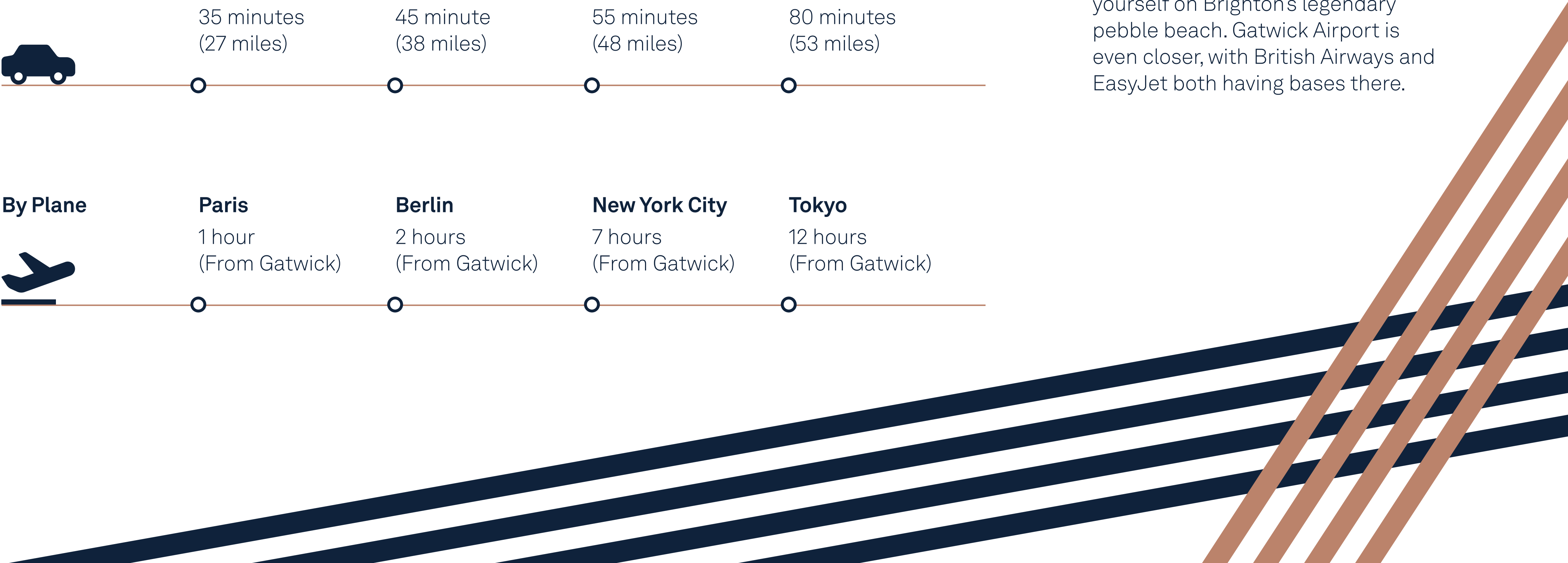
7 hours  
(From Gatwick)

**Tokyo**

12 hours  
(From Gatwick)

The vibe and pace of life may seem very different to the hustle and bustle of central London. But it is only 65 miles from capital to coast and takes just 54 minutes to make the journey by train.

In fact, in 45 minutes it's possible to say goodbye to the M25 and find yourself on Brighton's legendary pebble beach. Gatwick Airport is even closer, with British Airways and EasyJet both having bases there.







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 collaborartion and fun.

**Local bar manager**



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Space to grow  
your business



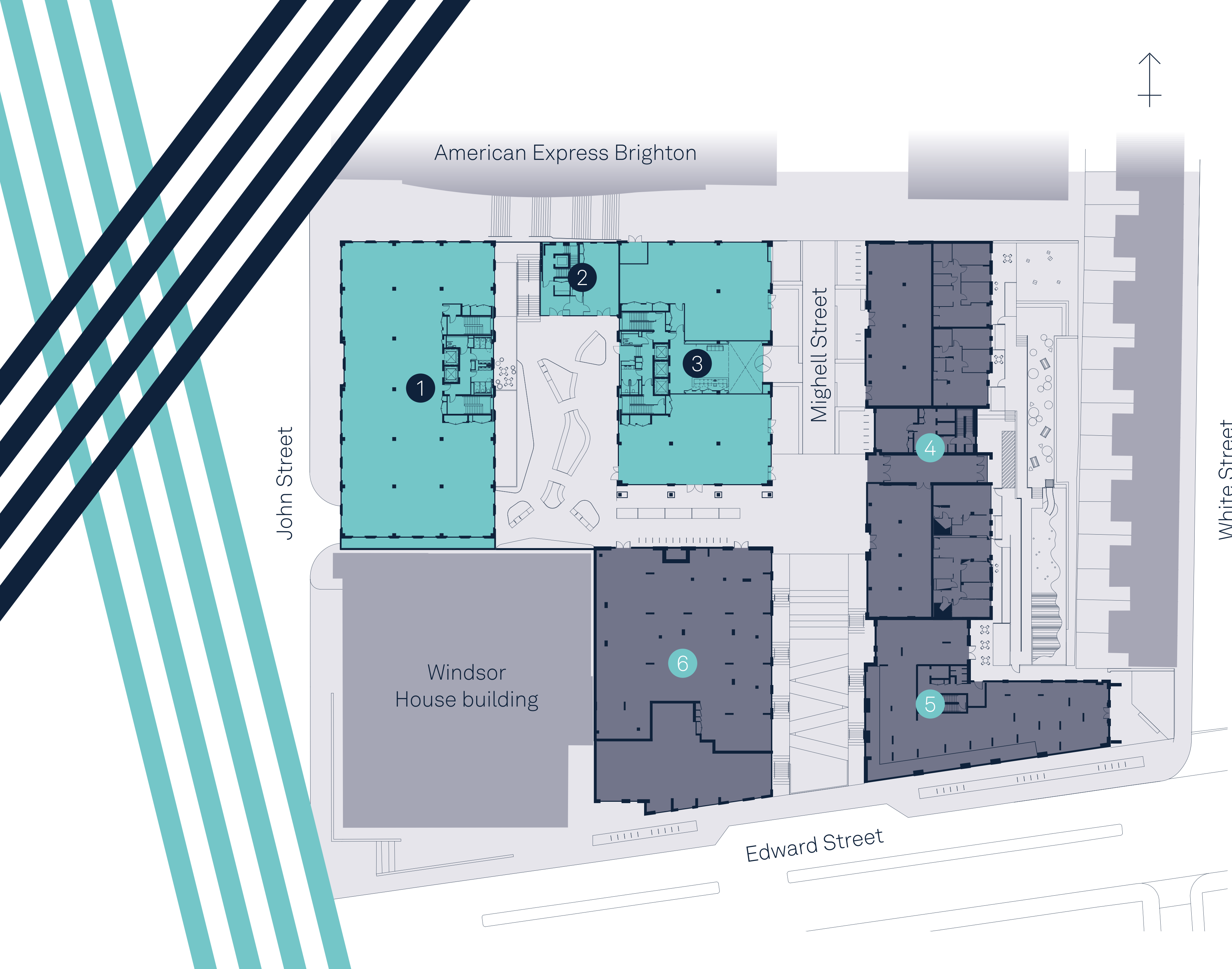


Grade A workspace, tall windows,  
high ceilings, large floorplates –  
perfect to grow your business.

Designed without compromise or  
complexity. Simple, efficient floors  
maximising useable space and a big  
focus on health and wellbeing.







- 1 One Edward Square
- 2 The Clubhouse
- 3 Two Edward Square
- 4 Residential Building Block D
- 5 Residential Building Block E
- 6 Residential and Leisure Block F



# Specifications



## Wellbeing

Designed to improve health and wellbeing



## Connected

WiredScore Gold for reliable and speedy internet access throughout the building



## Roof space

The Clubhouse features an open roof space with city and sea views



## Car parking

Secure underground car park with electric car charging points



## Green space

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



## Connectivity

10 minute walk to Brighton station



## Sustainable

BREEAM excellent and Energy Performance Certificate A rating for the building



## LED lighting

Installed throughout the office space



## WiFi coverage

WiFi connection throughout the common areas



## Accessibility

High speed modern elevators providing step free access



## Cycle to work

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



## Showers

High quality showers and changing rooms

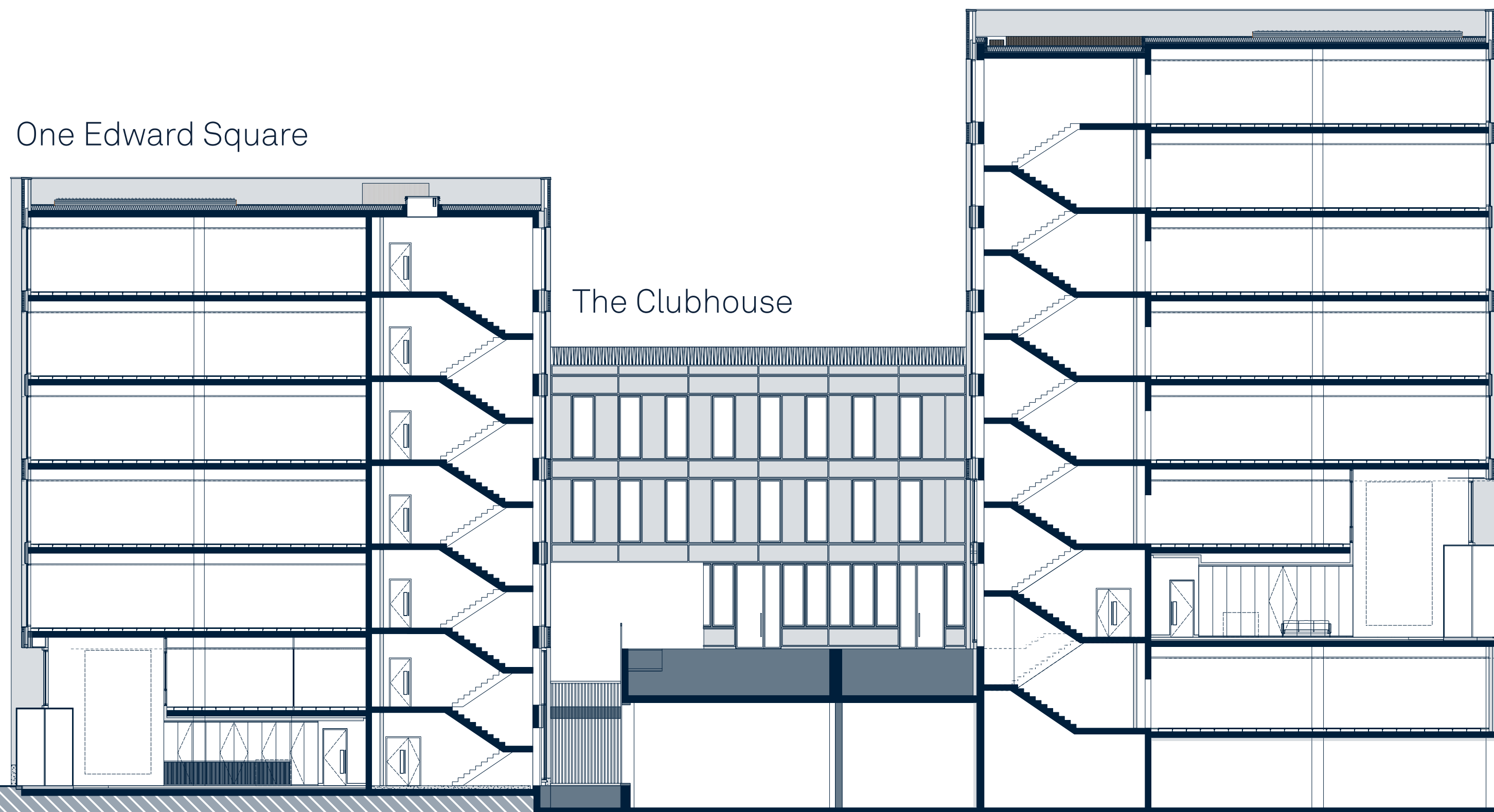


# Spaces designed to work

One Edward Square

The Clubhouse

Two Edward Square





One Edward Square		The Clubhouse		Two Edward Square	
				6	5,610ft <sup>2</sup>
				5	7,417ft <sup>2</sup>
6	7,124ft <sup>2</sup>			4	7,417ft <sup>2</sup>
5	8,898ft <sup>2</sup>	3	1,738ft <sup>2</sup>	3	7,417ft <sup>2</sup>
4	8,898ft <sup>2</sup>	2	1,738ft <sup>2</sup>	2	7,402ft <sup>2</sup>
3	8,898ft <sup>2</sup>	1	918ft <sup>2</sup>	1	6,887ft <sup>2</sup>
2	8,898ft <sup>2</sup>	G	850ft <sup>2</sup>	G	2,686ft <sup>2</sup>
1	6,669ft <sup>2</sup>			LG	7,173ft <sup>2</sup>
G	5,727ft <sup>2</sup>				
55,111ft <sup>2</sup>		5,244ft <sup>2</sup>		52,008ft <sup>2</sup>	

Edward Street Quarter is the benchmark for high quality office space in Brighton, spread across two buildings.

Whether your business is large or small, traditional or innovative, a choice of flexible workspaces means there is something for everyone.



# ONE EDWARD SQUARE

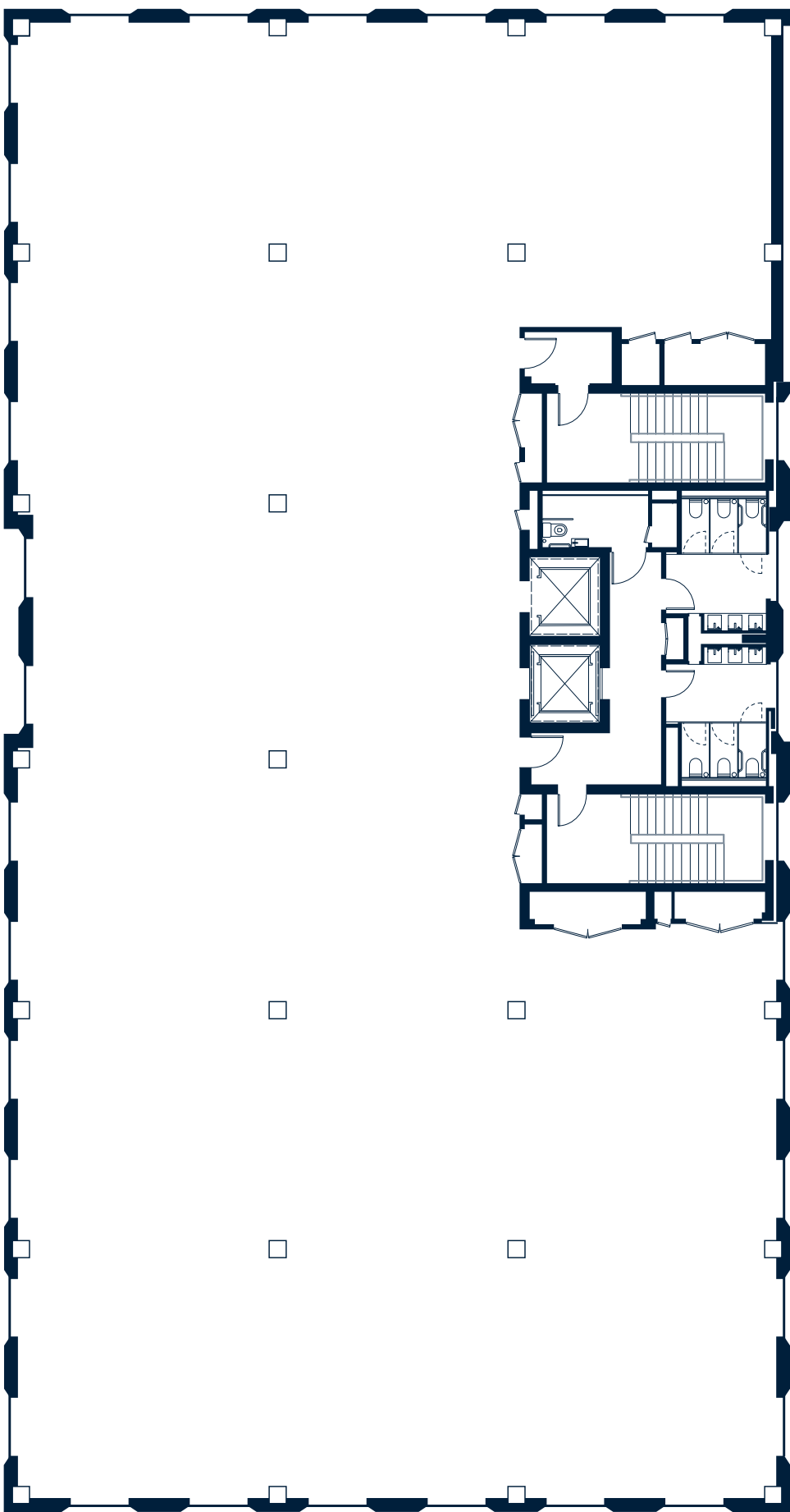
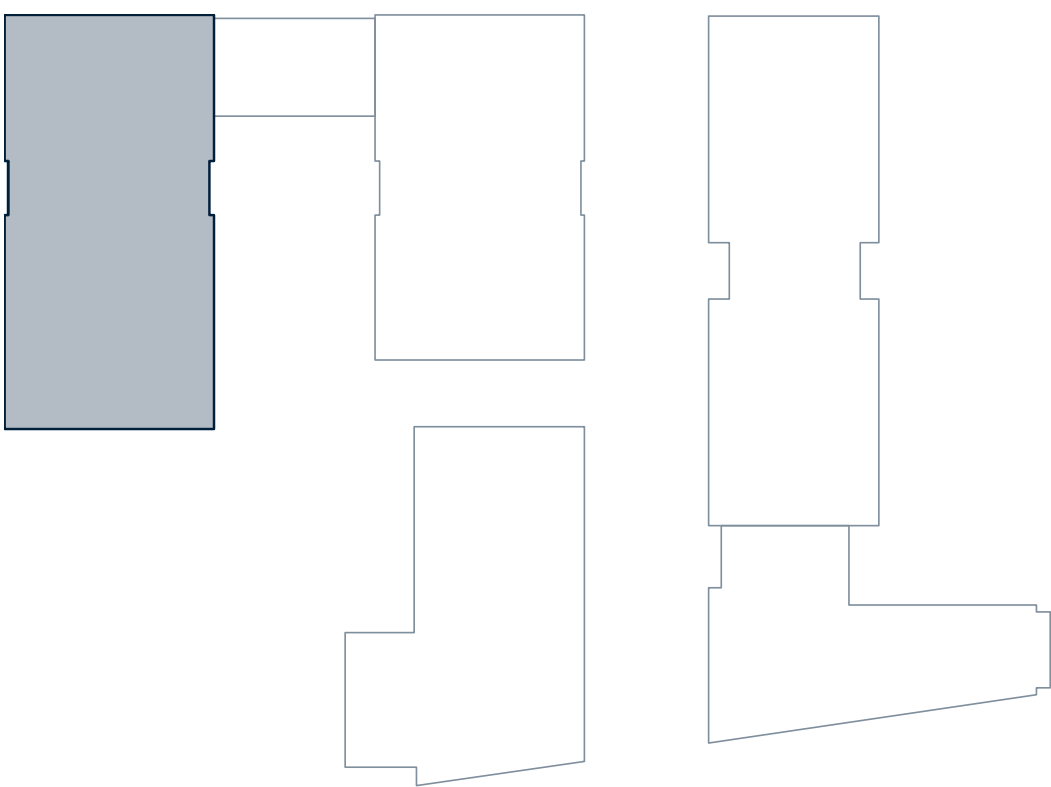




# One Edward Square

Seven levels of Grade A office space with flexible floor plates, a prestigious address and a total area of 55,111ft<sup>2</sup>. Connected to Two Edward Square by The Clubhouse. The perfect home for a growing business.

Areas:	
6th Floor	7,124ft <sup>2</sup>
5th Floor	8,898ft <sup>2</sup>
4th Floor	8,898ft <sup>2</sup>
3rd Floor	8,898ft <sup>2</sup>
2nd Floor	8,898ft <sup>2</sup>
1st Floor	6,669ft <sup>2</sup>
Ground Floor	5,727ft <sup>2</sup>
55,111ft <sup>2</sup>	





# THE CLUBHOUSE

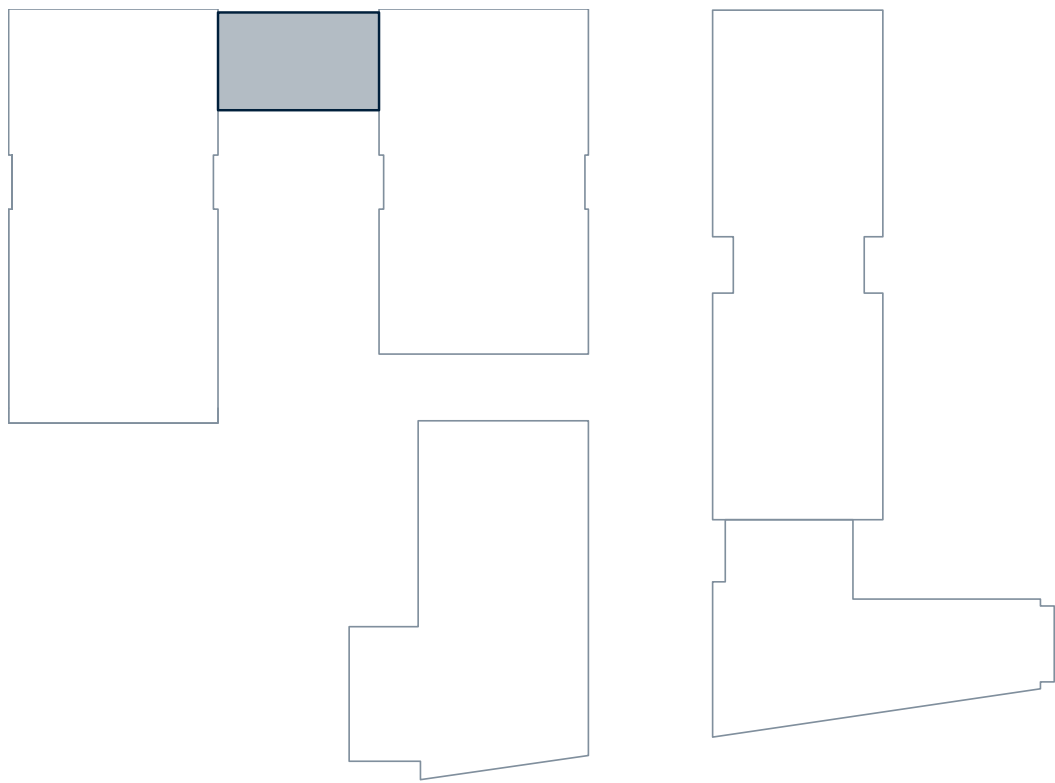
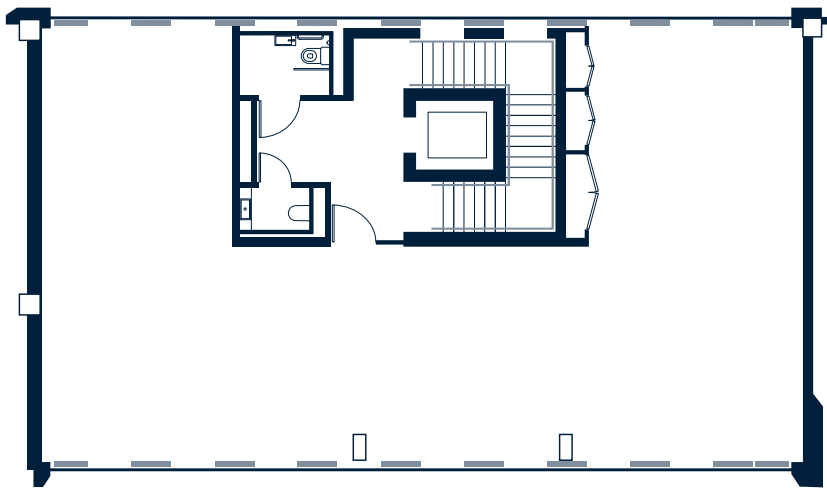




# The Clubhouse

Linking One Edward Square and Two Edward Square is the 5,244ft<sup>2</sup> Clubhouse, a communal space providing a café, meeting rooms and networking facilities. There's even a roof terrace.

Areas:	
3rd Floor	1,738ft <sup>2</sup>
2nd Floor	1,738ft <sup>2</sup>
1st Floor	918ft <sup>2</sup>
Ground Floor	850ft <sup>2</sup>
5,244ft <sup>2</sup>	





# TWO EDWARD SQUARE

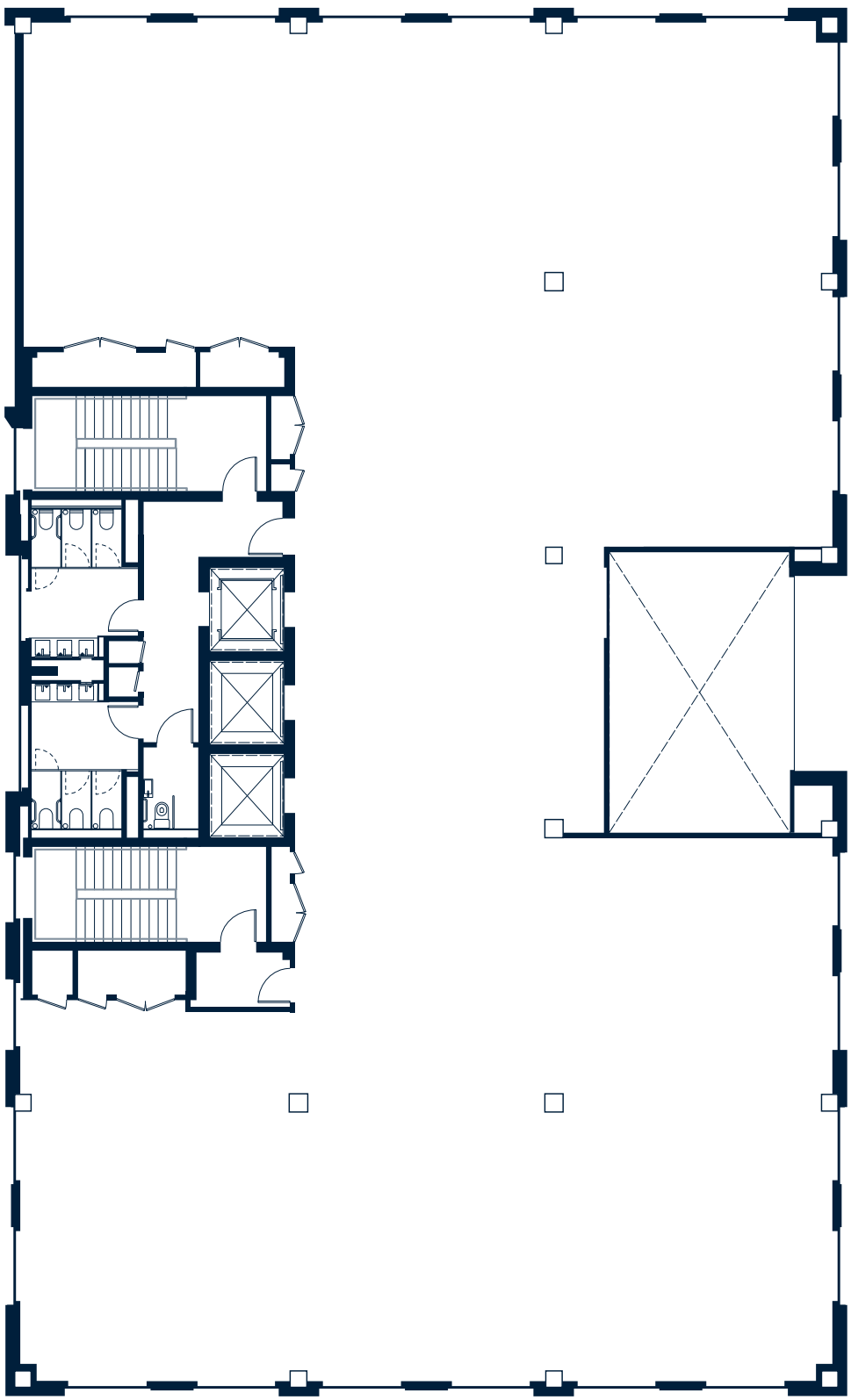
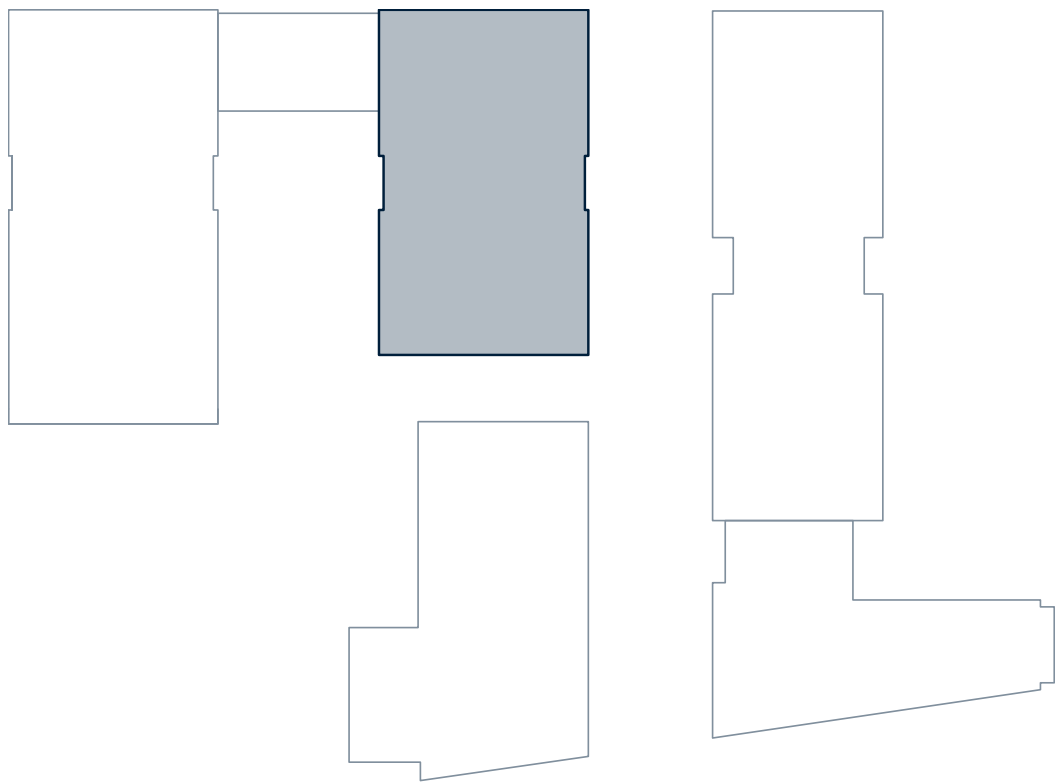




# Two Edward Square

Eight levels of Grade A office space alongside the newly re-opened Mighell Street, with flexible floor plates and a total area of 52,008 ft<sup>2</sup>. Connected to One Edward Square by The Clubhouse. An ideal space for a growing business.

Areas:	
6th Floor	5,610ft <sup>2</sup>
5th Floor	7,417ft <sup>2</sup>
4th Floor	7,417ft <sup>2</sup>
3rd Floor	7,417ft <sup>2</sup>
2nd Floor	7,402ft <sup>2</sup>
1st Floor	6,887ft <sup>2</sup>
Ground Floor	2,686ft <sup>2</sup>
Lower Ground	7,173ft <sup>2</sup>
52,008ft <sup>2</sup>	





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Residential,  
leisure and retail  
opportunities





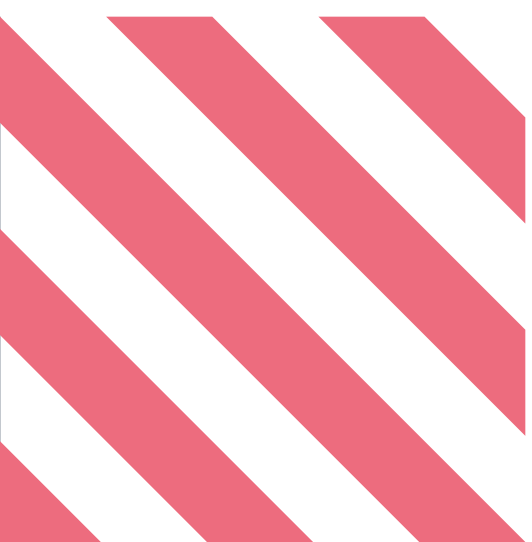


Edward Street Quarter is about more than office space; it's a neighbourhood where people will live, work and interact.

Having cafés, bars, restaurants and independent shops on site make it a place of its own. There is also space for leisure facilities, such as a cinema or gym, providing facilities for all the community.











Much-needed homes are also part of the development at Edward Street Quarter. A total of 168 new homes (affordable and private) are being built in three buildings. Three new quality public spaces add to the sense of neighbourhood and community.



# EDWARD STREET QUARTER

**EdwardStreetQuarter.com**

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