

## Lower Ground Floor

3 Neptune Square, Brighton, BN2 0AT

### To Let: Grade A Fitted Wellness, Medical and Office Space in Brighton's Premier Mixed- Use Quarter

**3,971 sq ft**  
(368.92 sq m)

- Grade A fully-fitted accommodation suitable for health, wellness, medical, and office uses
- Located within Brighton's landmark mixed-use Edward Street Quarter development
- 125,000 sq ft of premium offices and 168 apartments, with over 90% sold or let
- Attractive landlord incentives available to assist with fit-out and occupation

# Lower Ground Floor, 3 Neptune Square, Brighton, BN2 0AT

## Summary

<b>Available Size</b>	3,971 sq ft
<b>Rent</b>	£39,750 per annum exclusive
<b>Business Rates</b>	Upon Enquiry
<b>Car Parking</b>	N/A
<b>VAT</b>	Applicable
<b>Legal Fees</b>	Each party to bear their own costs
<b>EPC Rating</b>	Upon enquiry

## Description

The available lower-ground accommodation offers an exceptional environment for occupiers whose operations do not rely on natural light. Ideal uses include health and wellness studios, treatment or consulting rooms, medical and therapy practices, fitness or Pilates studios, private offices, creative production spaces, or complementary support facilities for existing on-site occupiers.

## Location

Edward Street lies on Brighton's vibrant east side. Once a narrow, character-filled thoroughfare lined with independent shops, its spirit lives on in today's lively mix of businesses and community spaces.

Nearby, you'll find places like Speakers Corner, a café and creative hub where food and ideas come together, and the Marlborough Pub & Theatre, hailed by The Guardian as "a refuge for cutting edge performance."

The area is home to major employers such as American Express and is well supported by popular independents like Brighton Bierhaus and Junkyard Dogs. Green spaces are plentiful, with Mighell Street Gardens and Dorset Gardens on the doorstep, and Queen's Park or the Royal Pavilion Gardens just a short stroll away.

Edward Street Quarter delivers a mix of high-quality homes, modern office space and vibrant retail, dining and leisure opportunities, all in a walkable neighbourhood. Brighton Station is within easy reach, and BTN Bike Share is available just outside the development.

This is a community with deep roots and a dynamic future..

## Accommodation

The accommodation comprises the following areas:

Floor/Unit	sq ft	sq m
Lower Ground	3,971	368.92
<b>Total</b>	<b>3,971</b>	<b>368.92</b>

## Specification

Each unit will be delivered in a 'shell and core' condition, with electricity, drainage, and water mains connections in place, allowing the ingoing tenant to undertake a bespoke fit-out to suit their specific requirements.

The landlord is willing to consider a fit-out contribution, either by way of a significant rent-free period or a capital contribution, subject to the strength of the tenant's covenant and the agreed lease terms.

## Viewings

Strictly via prior appointment through sole agents Graves Jenkins (01273 701070).

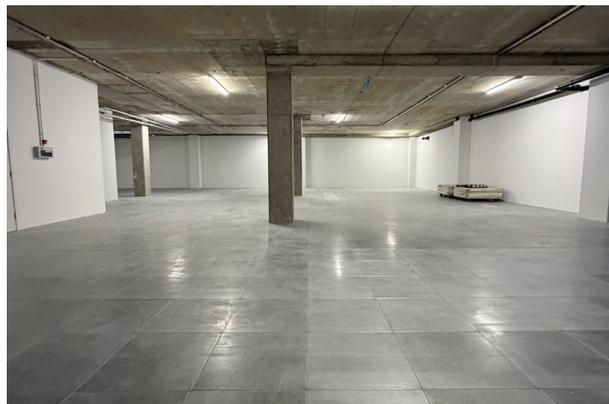
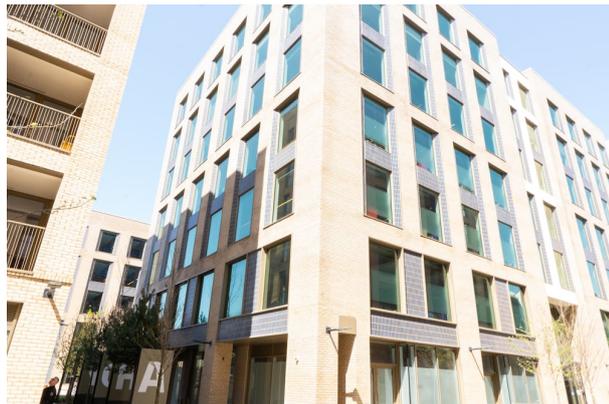
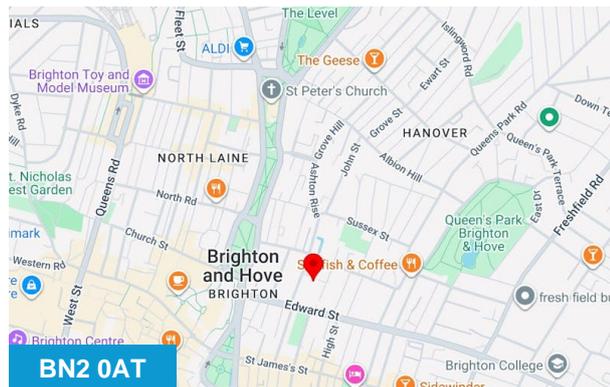
## Terms

Available by way of a new Full Repairing and Insuring (FRI) lease, subject to a service charge contribution, with terms to be agreed.

## Anti-Money Laundering

In accordance with the Anti-Money Laundering Regulations, Graves Jenkins is required to verify the identity of all parties involved in the transaction. Prospective purchasers or tenants will be required to provide satisfactory proof of identity and address before solicitors are instructed.

Documents will be required from all relevant parties, and a charge of £40 per person will be payable where electronic identity searches are carried out.



## Viewing & Further Information



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