

Edward Street Quarter

41 Edward Street, Block E, Brighton, BN2 2LP

To Let: Prime FBLR Space in Brighton's Most Exciting Quarter

3,919 to 7,972 sq ft
(364.09 to 740.62 sq m)

- New key point...
- Flexible leasing terms available
- Prime 'Class E' space within Brighton's newest destination development
- 125,000 sq ft of Grade A offices and 168 apartments, with 90% already sold or let
- High footfall location with over 4,000 office workers and a growing residential community on-site

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Summary

Available Size	3,919 to 7,972 sq ft
Rent	£68,500 per annum exclusive
Business Rates	Upon Enquiry
VAT	Applicable
Legal Fees	Each party to bear their own costs
EPC Rating	Upon enquiry

Description

Join a bold new neighbourhood designed for Brighton's thinkers, makers and tastemakers.

Edward Street Quarter is a landmark development in the heart of Kemptown, moments from the American Express HQ and close to the University of Brighton and Brighton College. It delivers 125,000 sq ft of premium office space with a working population exceeding 4,000, alongside 168 new homes and 45,000 sq ft dedicated to retail, restaurant and leisure opportunities.

This is a place where best-in-class operators can thrive, surrounded by a ready-made customer base, lush landscaped courtyards, and a buzzing community of creatives and professionals. Whether you are serving morning coffee, evening cocktails, boutique fashion or immersive experiences, Edward Street Quarter offers the footfall, visibility and energy to support ambitious brands.

Step into a district where culture, commerce and community come together.

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

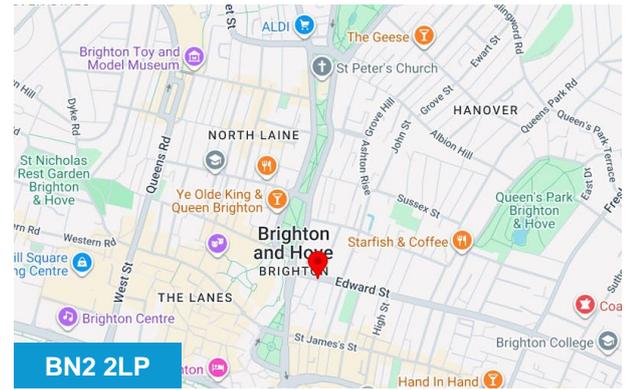
Block E – 41 Edward Street Upper Floor: 4,053 sq ft (376 m2) Lower Floor: 3,919 sq ft (364 m2) Total Accommodation: 7,972 sq ft (740 m2)

Name	sq ft	sq m
Upper Ground	4,053	376.54
Lower Ground	3,919	364.09
Total	7,972	740.63

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.



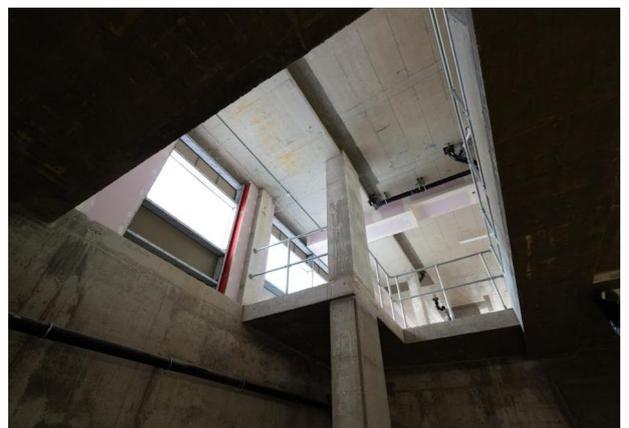
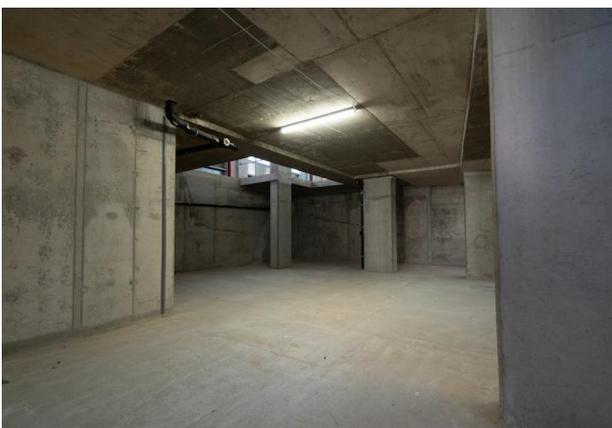
Viewing & Further Information

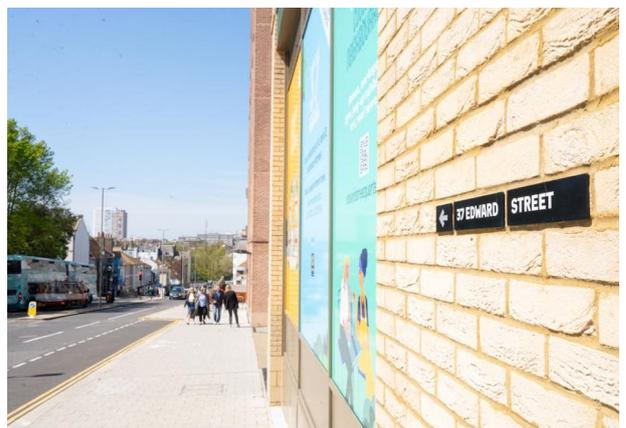
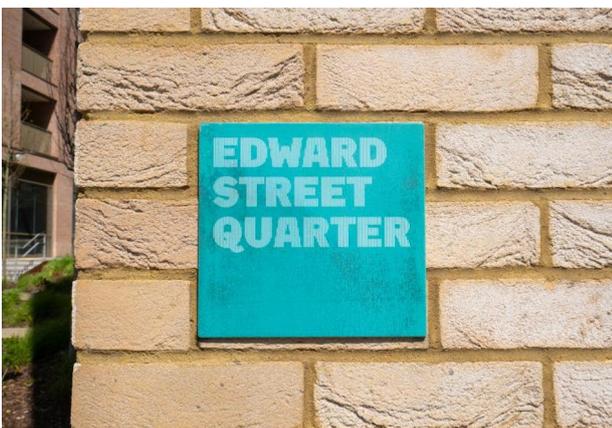


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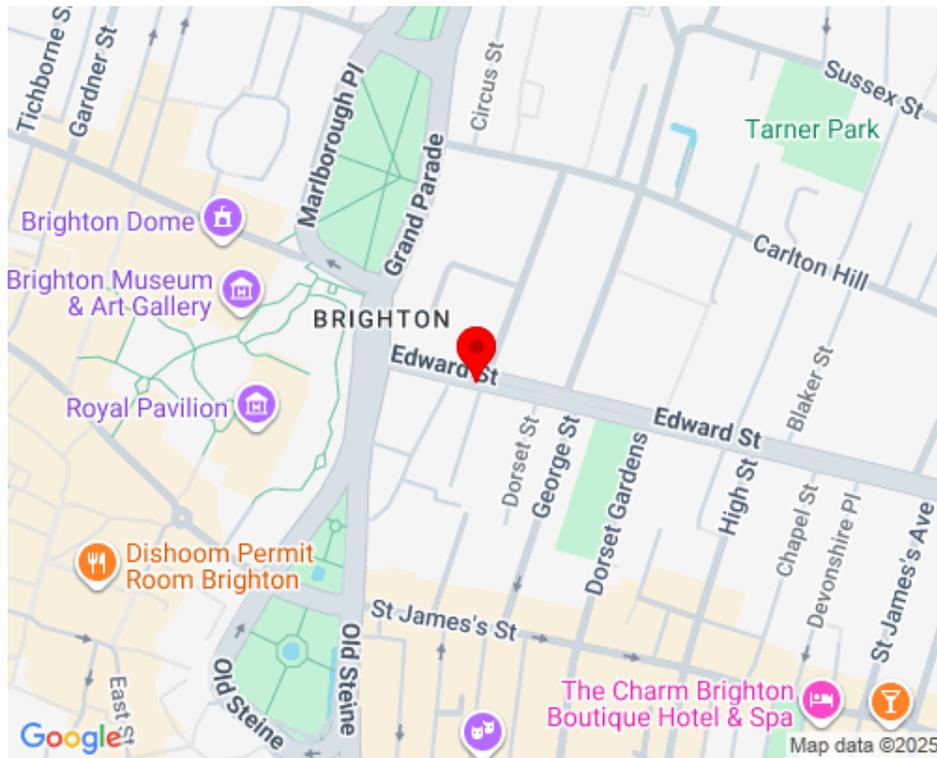
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41 Edward Street, Block E, Brighton, BN2 2LP

TO LET: PRIME FBLR SPACE IN BRIGHTON'S MOST EXCITING QUARTER

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Key Features

- Flexible leasing terms available
- Prime 'Class E' space within Brighton's newest destination development
- 125,000 sq ft of Grade A offices and 168 apartments, with 90% already sold or let
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Accommodation

Block E – 41 Edward Street

Upper Floor: 4,053 sq ft (376 m²)

Lower Floor: 3,919 sq ft (364 m²)

Total Accommodation: 7,972 sq ft (740 m²)

Matterport [Link](#)

ESQ BLOCK E LOWER GROUND FLOOR RETAIL

ESQ BLOCK E UPPER GROUND RETAIL

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.

Lease

A new lease is available for a term to be negotiated.



Upper Floor: £81,000 per annum, exclusive.

Lower Floor: £68,500 per annum, exclusive.

Rent Review

By negotiation.

Repairing Liability

Effective Full Repairing & Insuring by way of a service charge contribution.

Business Rates

To be assessed by Brighton & Hove City Council.

VAT

VAT will be payable on the terms quoted.

Legal & Professional Fees

Each party is to pay for their own legal and professional fees incurred.

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Viewing Arrangements

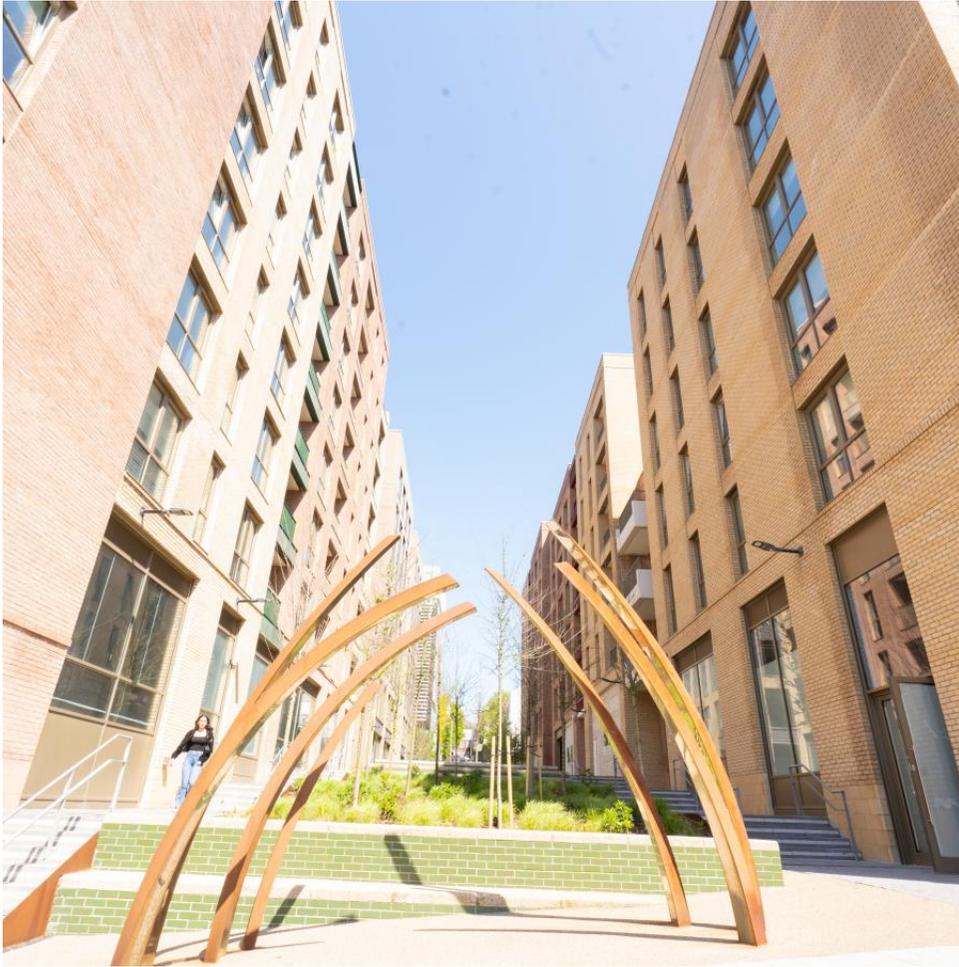
Strictly via prior appointment through Sole Agent Graves Jenkins (t: 01273 701070).

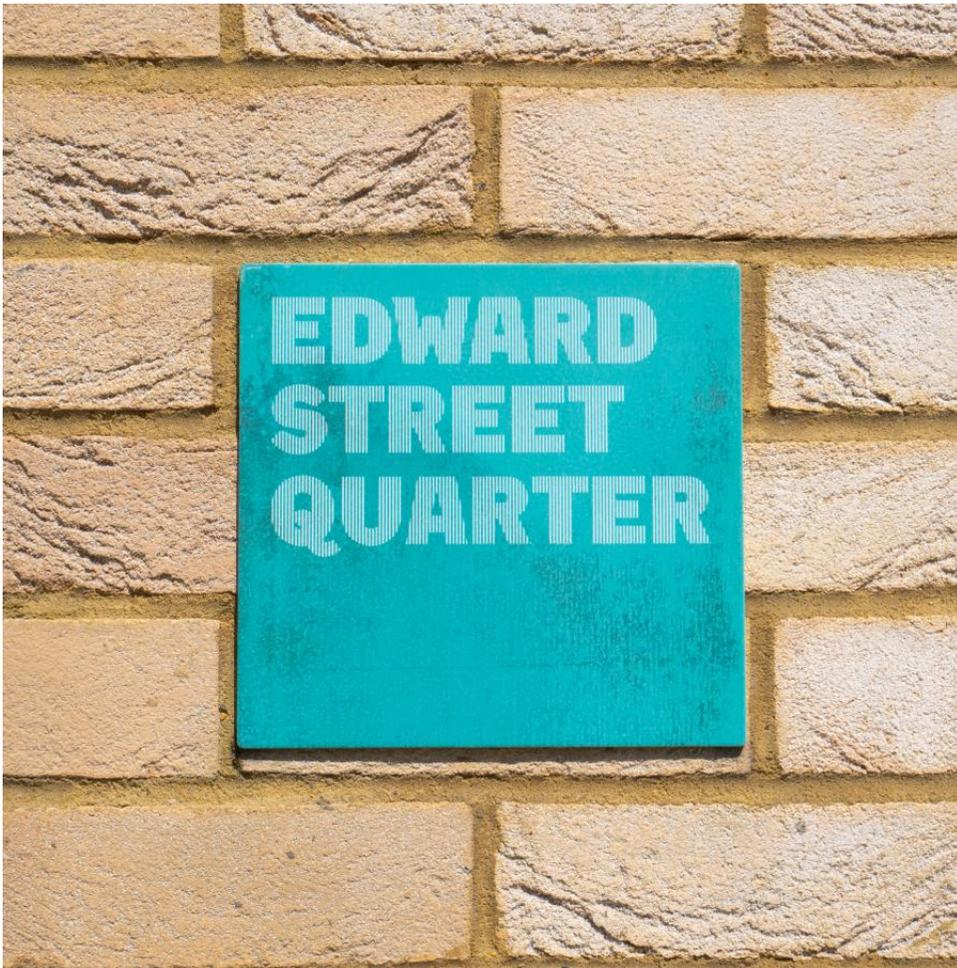
















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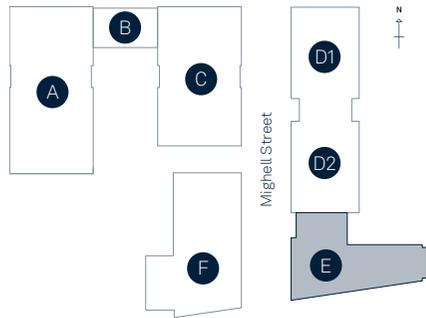


BRIGHTON OFFICE
Coach House
26 Marlborough Place
Brighton
East Sussex
BN1 1UB

41 Edward Street

Block E

Residential and Office/Leisure building



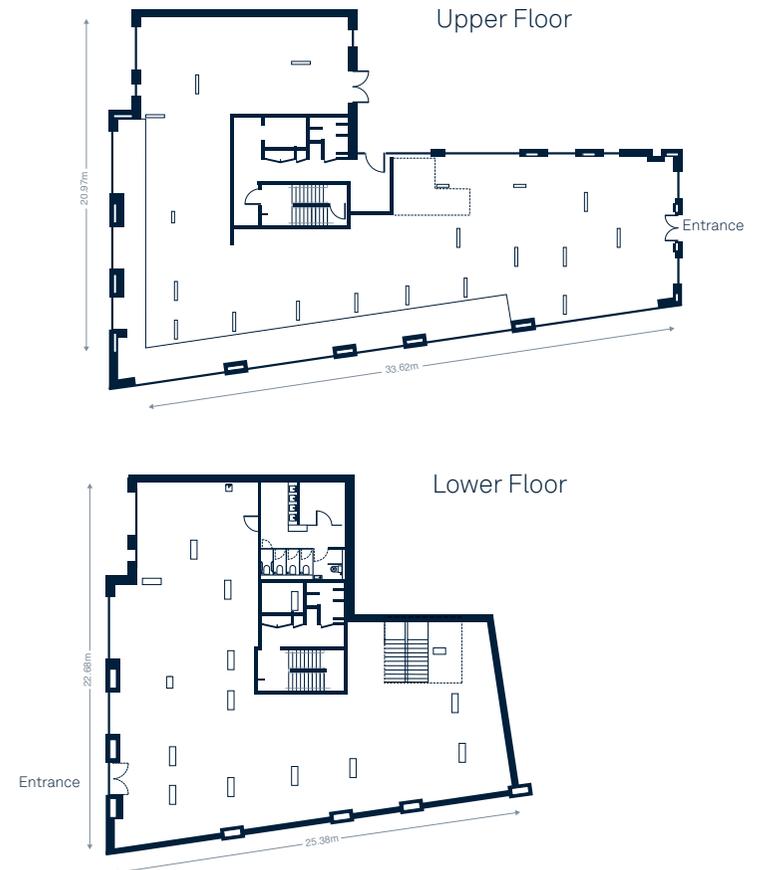
Areas:

Upper Floor	4,053ft ² 376m ²
Lower Floor	3,919ft ² 364m ²
	7,972ft² 741m²

Floor to Ceiling Height:

Upper Floor	3,055 mm
Lower Floor	3,220 mm

(*Structural Slab Level to Concrete Soffit)



EDWARD
STREET
QUARTER