

Edward Street Quarter

Three Neptune Square, Block C, Brighton, BN2 2LP

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

2,813 to 9,960 sq ft
(261.34 to 925.31 sq m)

- 2,813 sq ft to 9,960 sq ft available
- Prime restaurant, café, retail or leisure space within Brighton's newest destination development
- 125,000 sq ft of Grade A offices and 168 apartments, with 90% already sold or let
- Over 4,000 office workers and a growing residential community on-site
- Landlord incentives available

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Summary

Available Size	2,813 to 9,960 sq ft
Rent	£77,500 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 C – Three Neptune Square Ground Floor: 2,813 sq ft (261 m2) Lower Ground Floor: 7,147 sq ft (664 m2) - subdivision options available Total Accommodation: 9,960 (925 m2)

Name	Floor/Unit	Building Type	Size	sq ft	sq m
Ground	Ground	Retail	2,813 sq ft	2,813	261.34
Lower Ground	Lower Ground	Class E Retail / Leisure	7,147 sq ft	7,147	663.98
Total				9,960	925.32

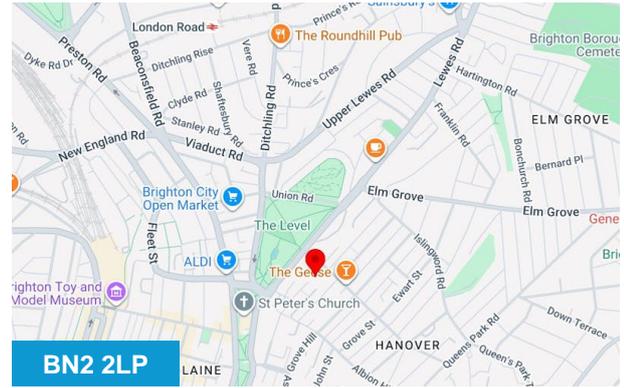
Terms

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.



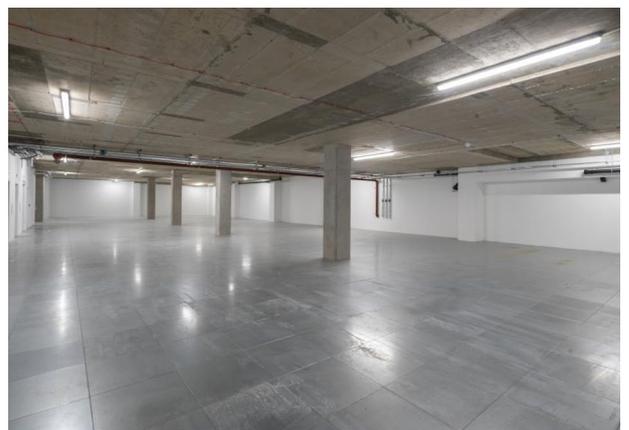
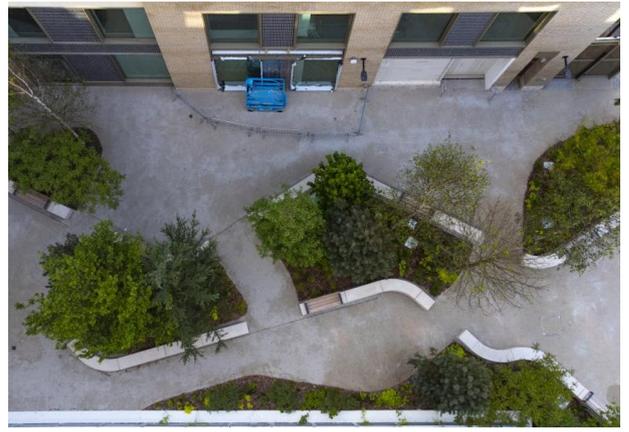
Viewing & Further Information



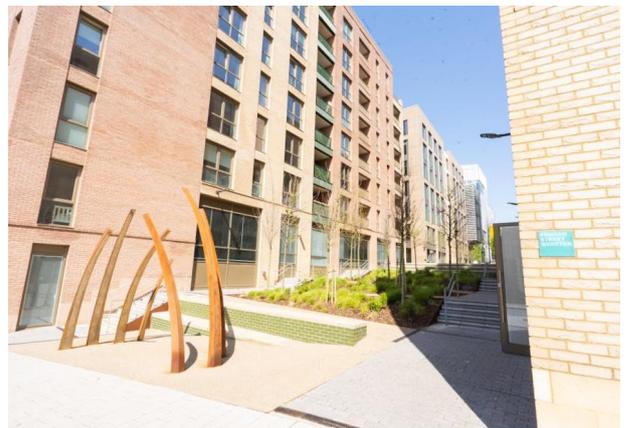
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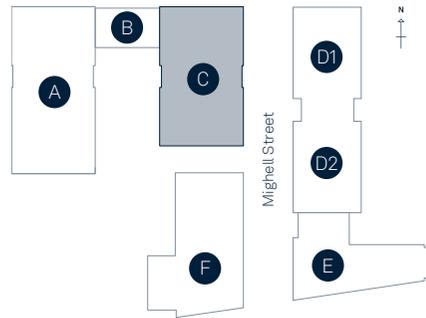




Three Neptune Square

Block C

Office and Leisure building



Area:

Ground floor	2,813ft ²
	261m ²

Floor to Ceiling Height:

4,200mm—4,250mm
(*Structural Slab Level to Concrete Soffit)

EDWARD
STREET
QUARTER

