

EDWARD  
STREET  
QUARTER

# Space to grow

125,000 ft<sup>2</sup> of office  
space in Brighton

Coming Spring 2022



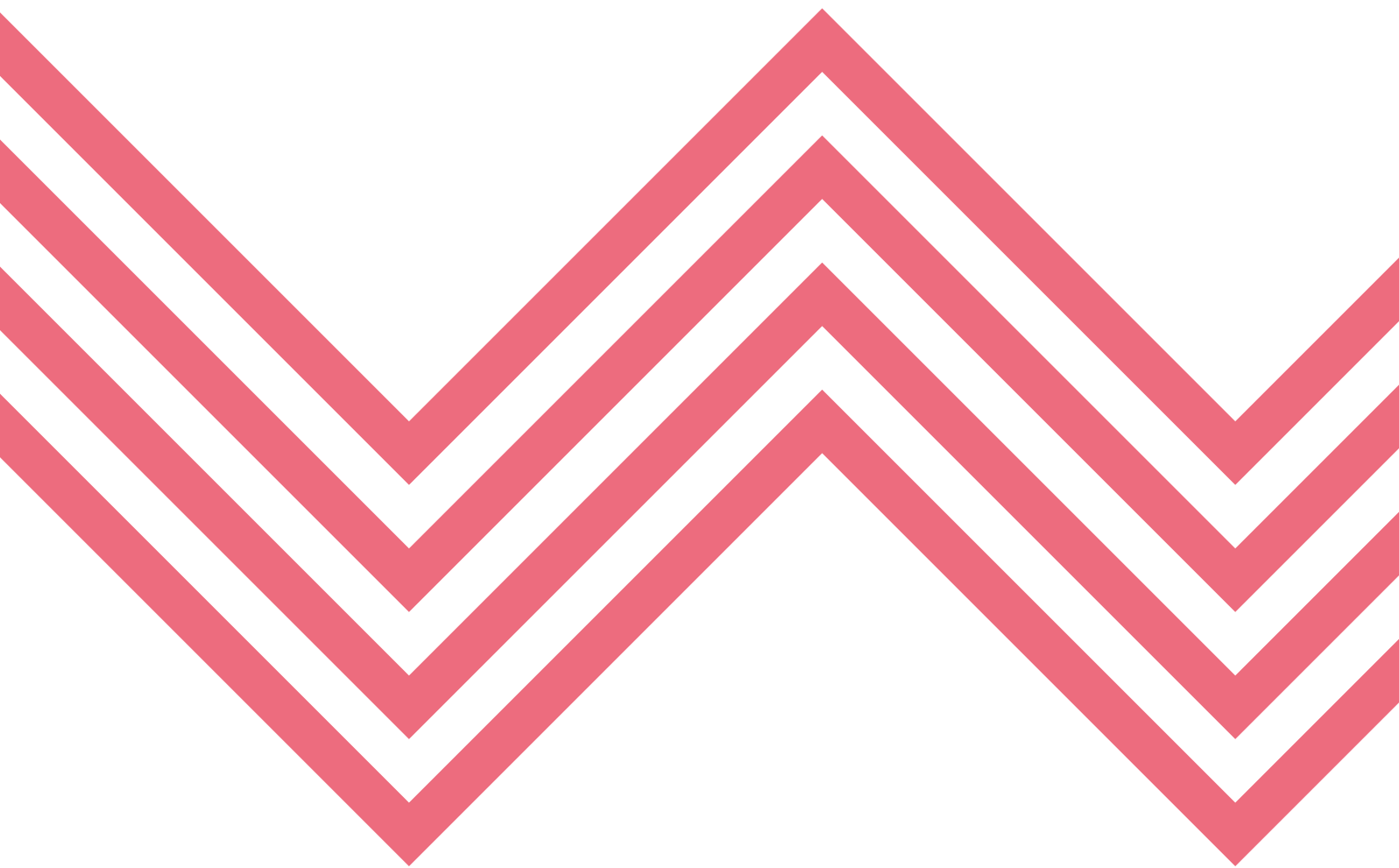
EDWARD  
STREET  
QUARTER

The beating heart of  
Brighton's creative and  
commercial centre



Edward Street Quarter, Brighton's newest development, features 125,000 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.



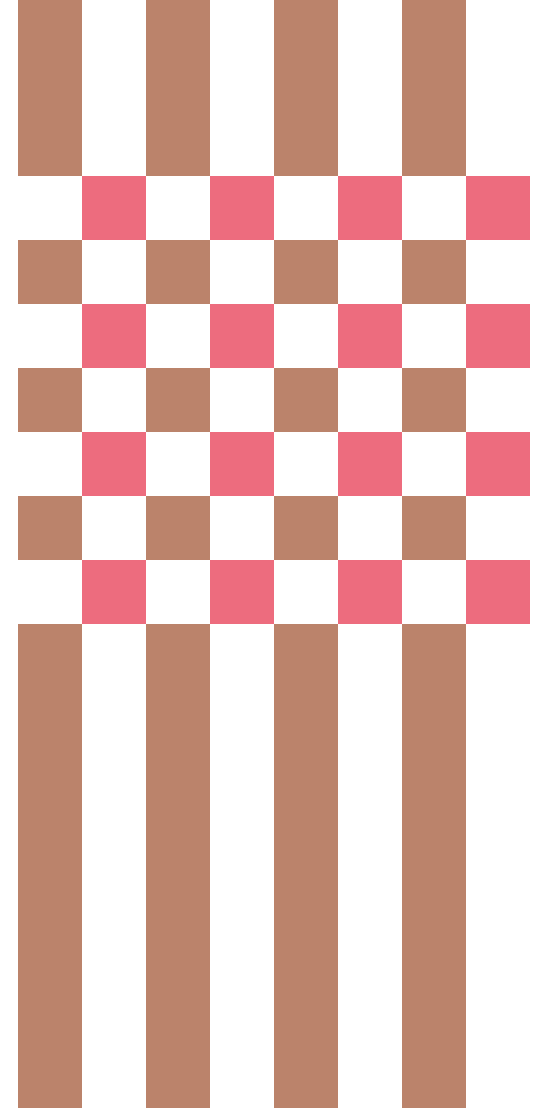


Designed to suit the needs of those seeking large scale, high-quality office spaces. Edward Street Quarter is the perfect base for your corporate headquarters or service centre.



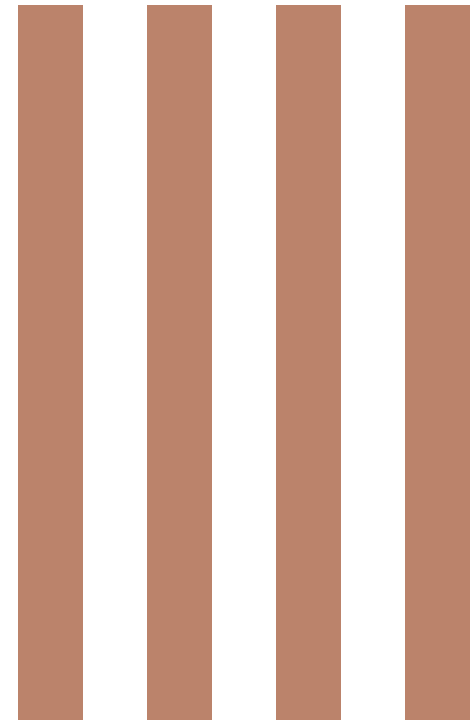
Linking the three office buildings together, The Clubhouse features an open roof space with city and sea views. The development has several other outdoor spaces to relax in.





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**

EDWARD  
STREET  
QUARTER

Being beside  
the seaside

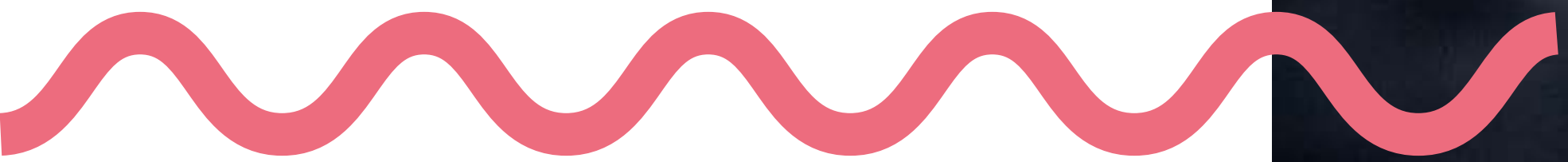
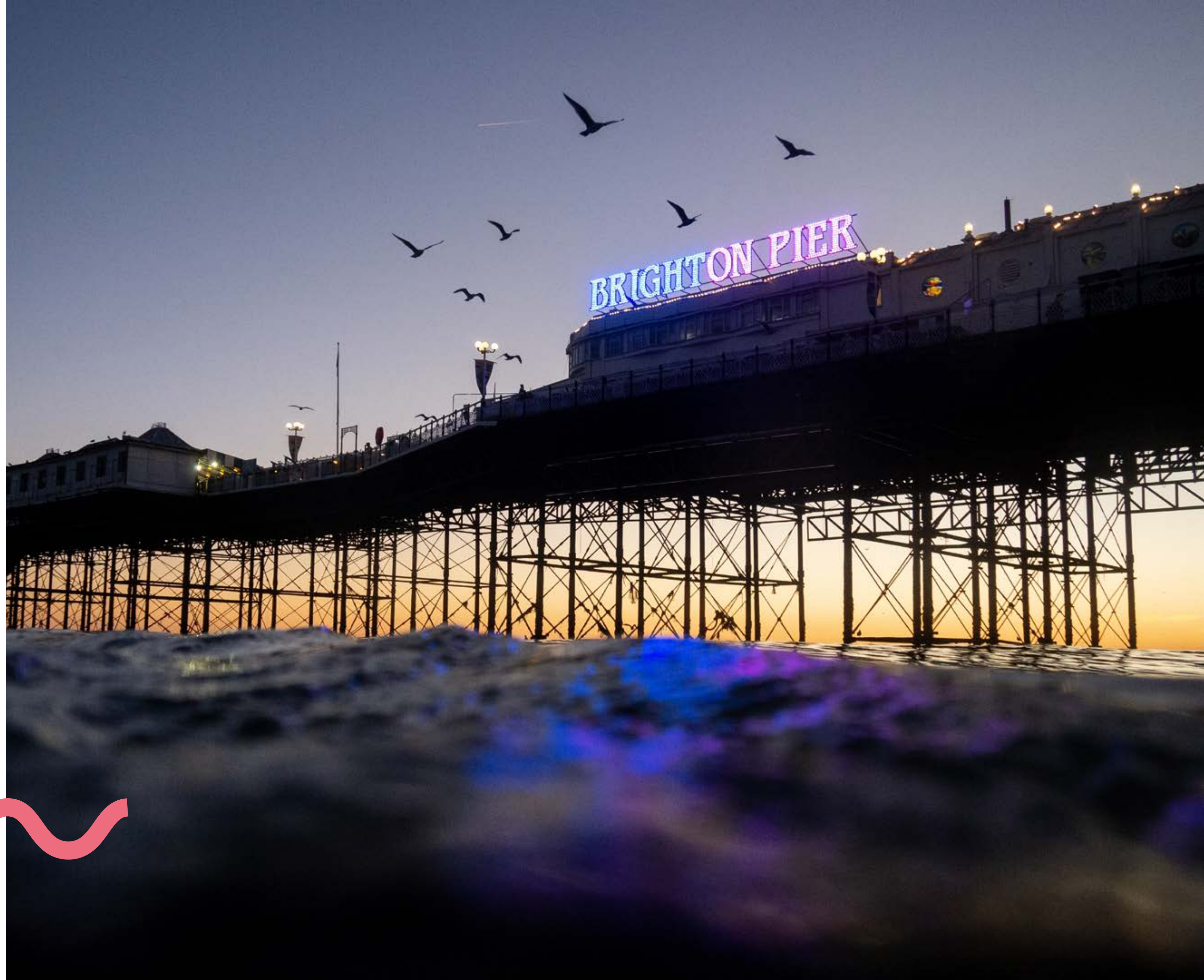






Anyone who has lived or worked in Brighton will tell you it's a special place. A forward-leaning city by the sea where anything can happen (and usually does).

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

4th best UK city for ultrafast broadband

Brighton is the start-up capital of the UK

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



**KEY**

- Edward Street Quarter
- Amenities
- Parks and open spaces
- Roads
- Route from station
- Transport

St Ann's Well Gardens

Brighton Train Station

The Level

Sydney Street

Kensington Gardens

Jubilee Street

Victoria Gardens

Churchill Square

University of Brighton

The Royal Pavilion

The Lanes

Steine Gardens

Dorset Gardens

Sea Life Brighton

Soho House\*

Volk's Electric Railway

Concorde 2 Music Venue

Brighton Palace Pier

Brighton West Pier

British Airways i360

Circus Street Development

American Express

Edward Street Quarter

Queens Park

Freshfield Business Park

Brighton College

Royal Sussex County Hospital

Yellowwave Beach Sports

Brighton Marina

### 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 collaboration and fun.

**Local bar manager**



DEWA



EDWARD  
STREET  
QUARTER

Space to grow  
your business



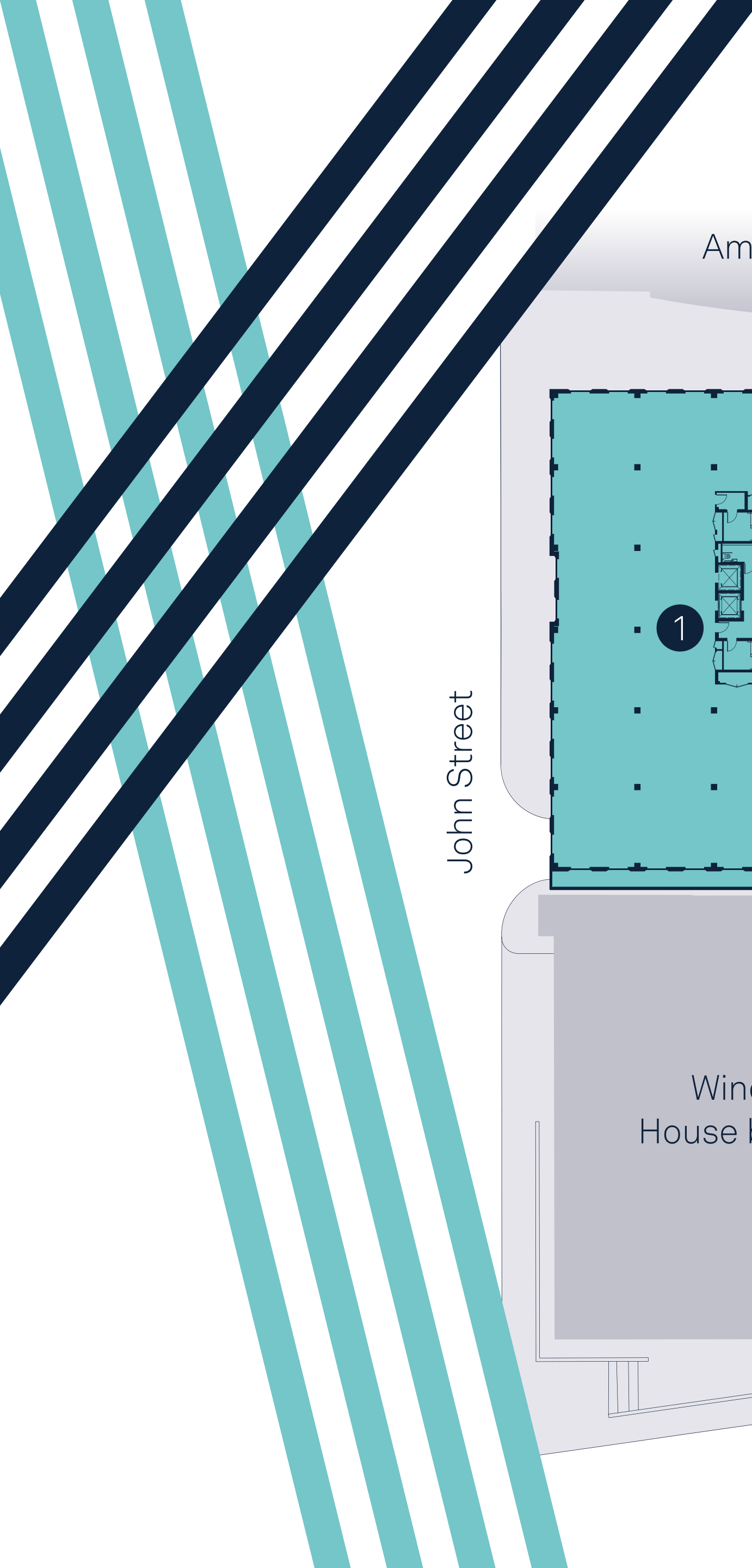


Grade A workspace, tall windows,  
high ceilings, large floorplates –  
perfect to grow your business.

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 and Leisure Building D
- ⑤ Residential and Office Building E
- ⑥ Residential, Leisure, Office Building F

American Express Brighton

John Street

Mighell Street

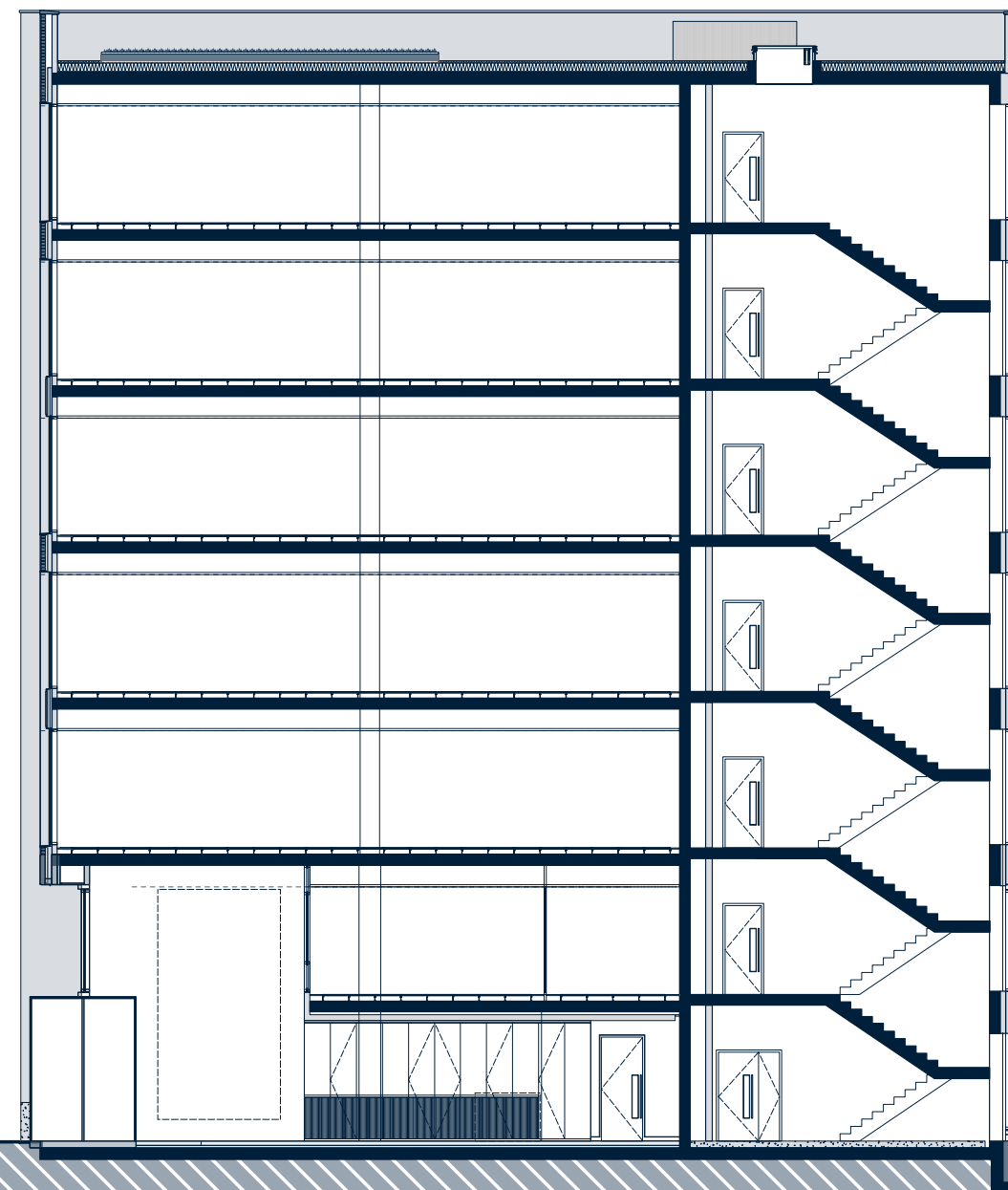
White Street

Windsor House building

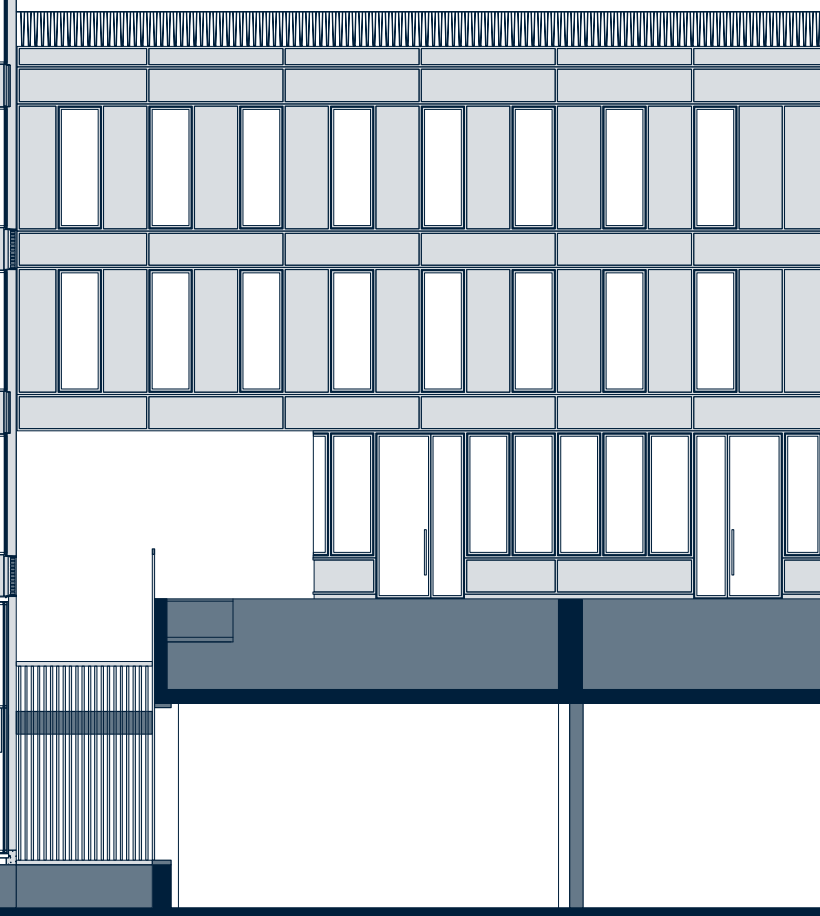
Edward Street

# Spaces designed to work

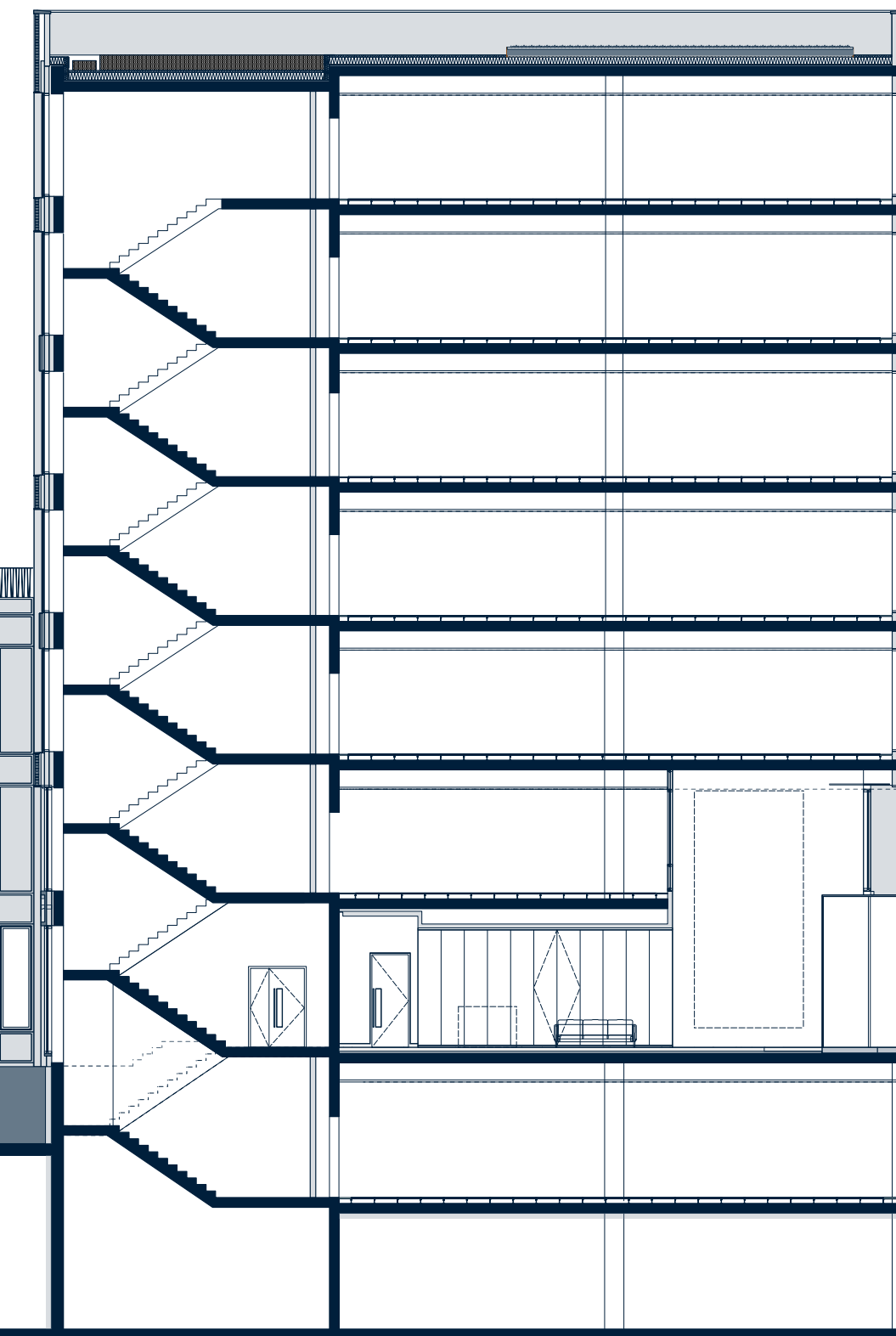
One Edward Square



The Clubhouse



Two Edward Square



One Edward Square		The Clubhouse		Two Edward Square	
				6	5,587ft <sup>2</sup>
				5	7,406ft <sup>2</sup>
6	7,110ft <sup>2</sup>			4	7,406ft <sup>2</sup>
5	8,902ft <sup>2</sup>			3	7,406ft <sup>2</sup>
4	8,902ft <sup>2</sup>	2	1,755ft <sup>2</sup>	2	7,406ft <sup>2</sup>
3	8,902ft <sup>2</sup>	1	1,755ft <sup>2</sup>	1	6,894ft <sup>2</sup>
2	8,902ft <sup>2</sup>	G	951ft <sup>2</sup>	G	2,706ft <sup>2</sup>
1	6,674ft <sup>2</sup>	LG	829ft <sup>2</sup>	LG	7,134ft <sup>2</sup>
G	5,554ft <sup>2</sup>				
<b>54,946ft<sup>2</sup></b>		<b>5,290ft<sup>2</sup></b>		<b>51,945ft<sup>2</sup></b>	

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

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

# Specifications



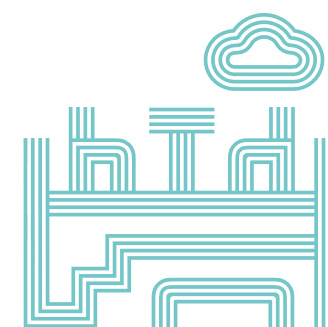
## Wellbeing

Designed to improve health and wellbeing



## Connected

WiredScore Platinum for reliable and speedy internet access throughout the building



## Roof space

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



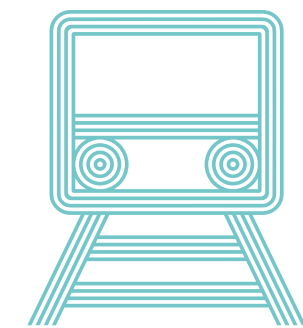
## Car parking

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







# Wellbeing built in

Working with renowned engineers, Buro Happold, we have designed a number of features into the building.



## Air quality

Filters and sensors eliminate indoor pollutant levels.



## Movement

Walking/cycling trails keep you active, showers and bike park keep you fresh.



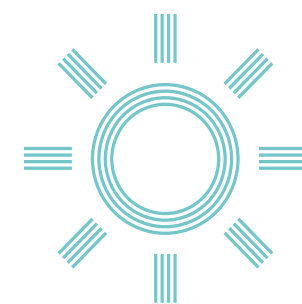
## Dog friendly

Your best friend is welcome at Edward Street Quarter.



## Nature and greenery

Our green public spaces include mature trees and edible gardens.



## Natural light

Large floor to ceiling windows maximise natural light.



## Learn and collaborate

Make the most of yoga sessions and running club or visit our on-site allotment and library.





ONE  
EDWARD  
SQUARE

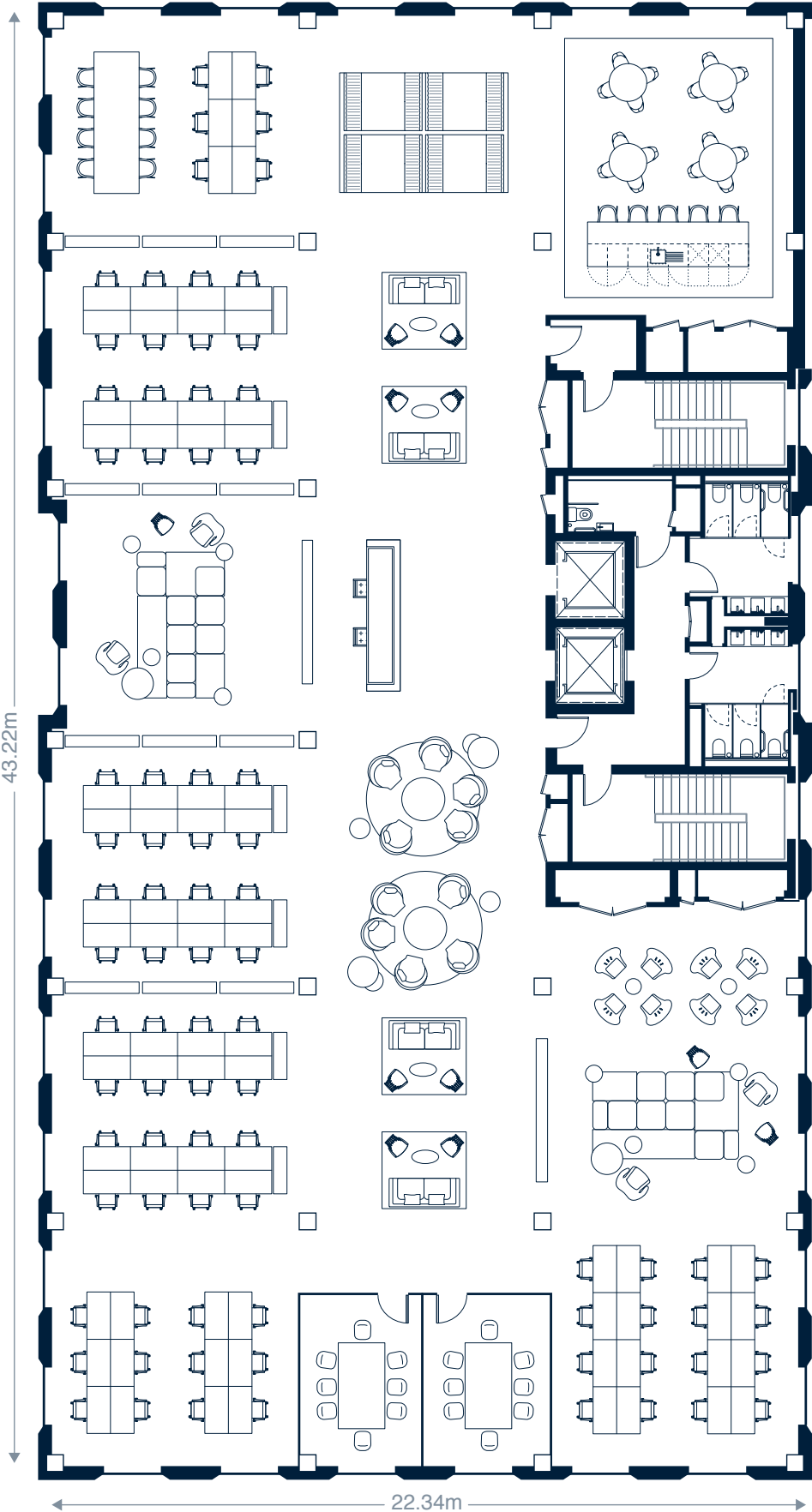
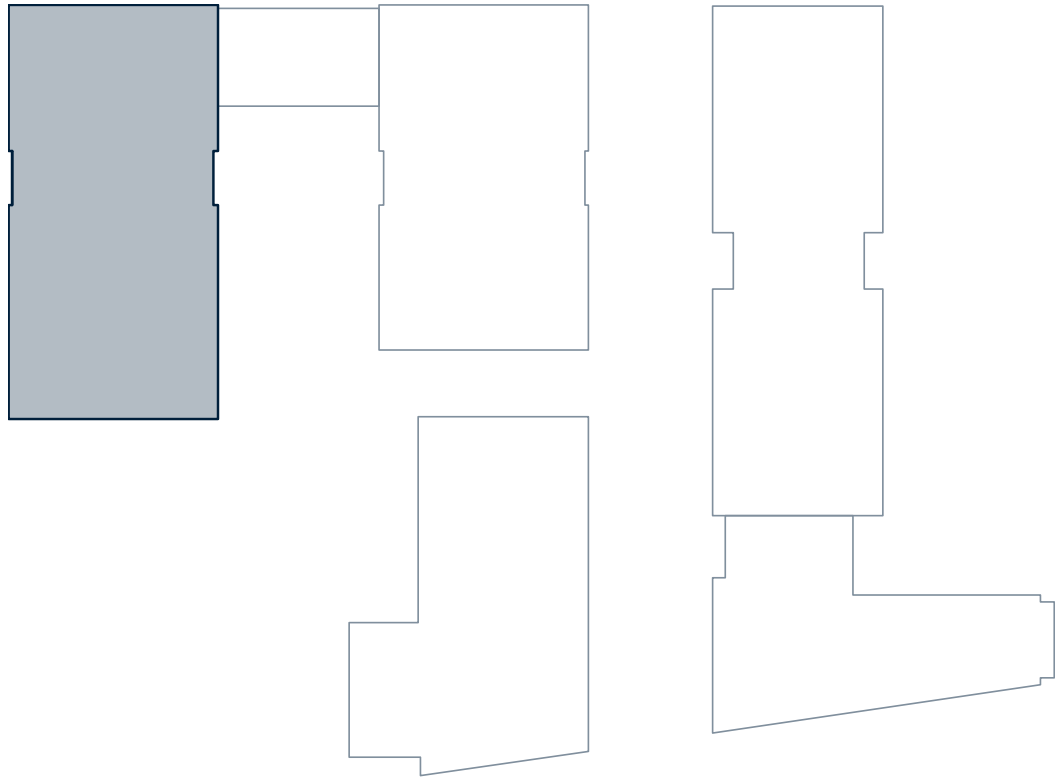


# One Edward Square

Seven levels of Grade A office space with flexible floor plates, a prestigious address and a total area of 54,946ft<sup>2</sup>. Connected to Two Edward Square by The Clubhouse. The perfect home for a growing business.

**Areas:**

6th Floor	7,110ft <sup>2</sup>
5th Floor	8,902ft <sup>2</sup>
4th Floor	8,902ft <sup>2</sup>
3rd Floor	8,902ft <sup>2</sup>
2nd Floor	8,902ft <sup>2</sup>
1st Floor	6,674ft <sup>2</sup>
Ground Floor	5,554ft <sup>2</sup>
	<b>54,946ft<sup>2</sup></b>



# THE CLUBHOUSE

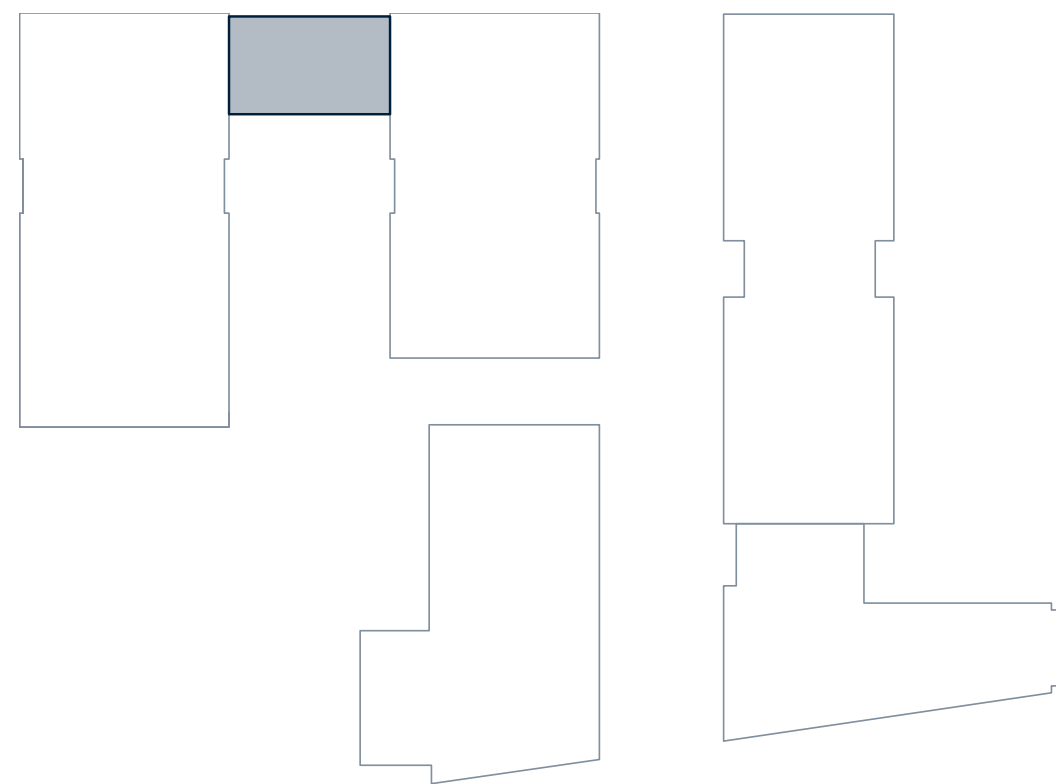
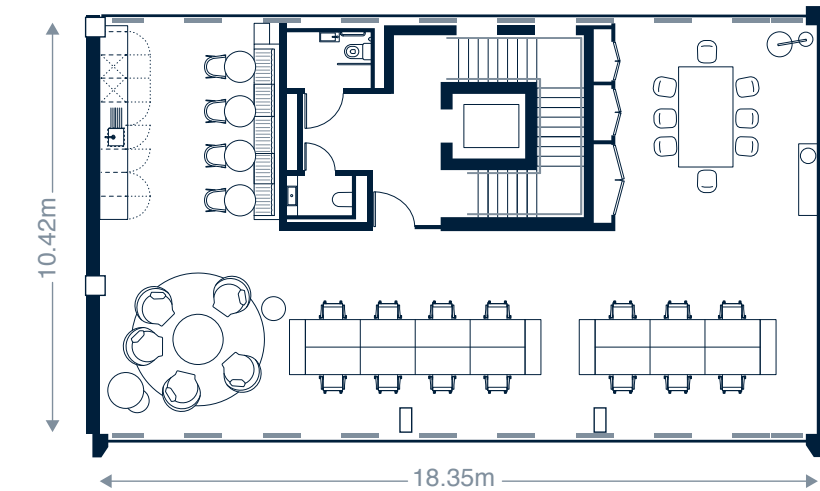


# The Clubhouse

Linking One Edward Square and Two Edward Square is the 5,290ft<sup>2</sup> Clubhouse, a communal space providing a café, meeting rooms and networking facilities. There's even a roof terrace.

## Areas:

2nd Floor	1,755ft <sup>2</sup>
1st Floor	1,755ft <sup>2</sup>
Ground Floor	951ft <sup>2</sup>
Lower Ground	829ft <sup>2</sup>
	<b>5,290ft<sup>2</sup></b>



TWO  
EDWARD  
SQUARE

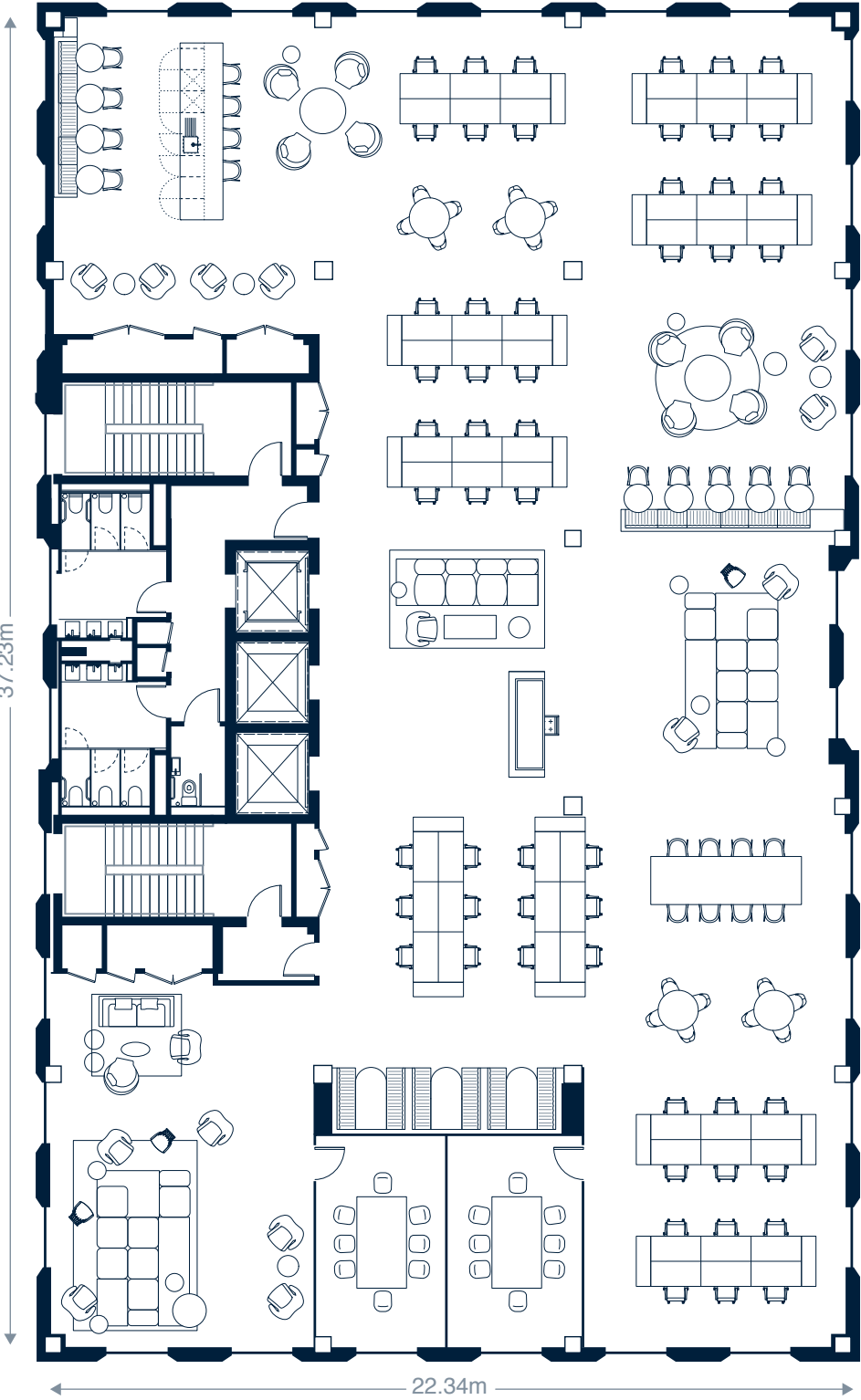
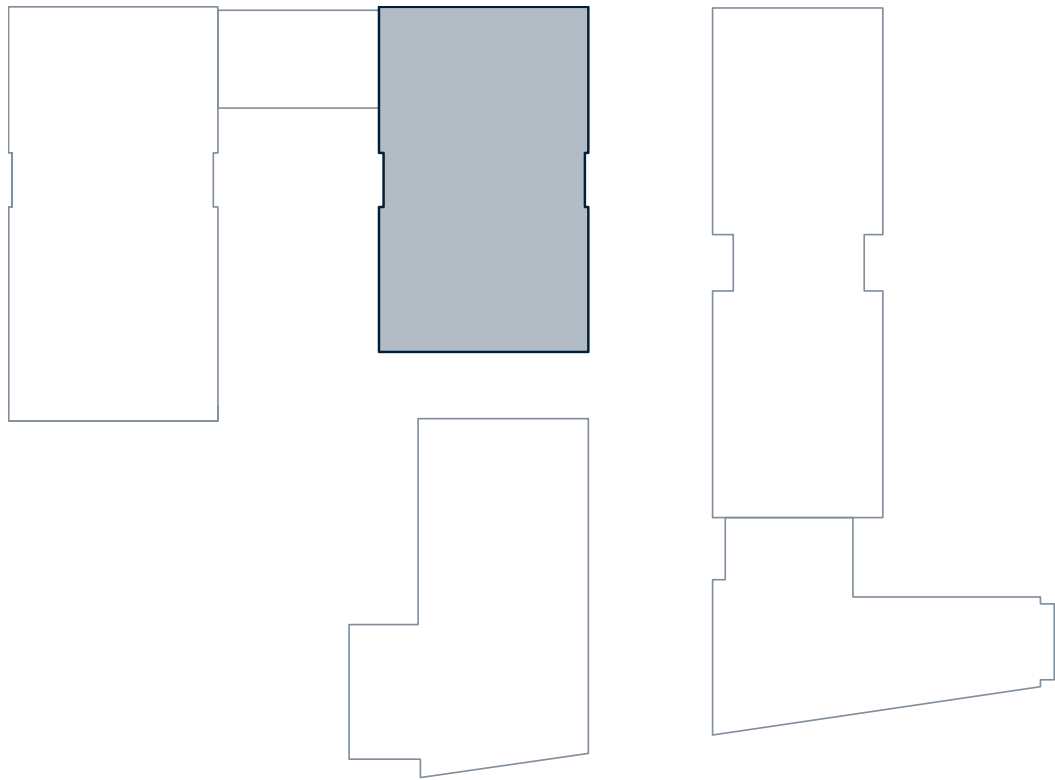


# Two Edward Square

Eight levels of Grade A office space alongside the newly re-opened Mighell Street, with flexible floor plates and a total area of 51,945ft<sup>2</sup>. Connected to One Edward Square by The Clubhouse. An ideal space for a growing business.

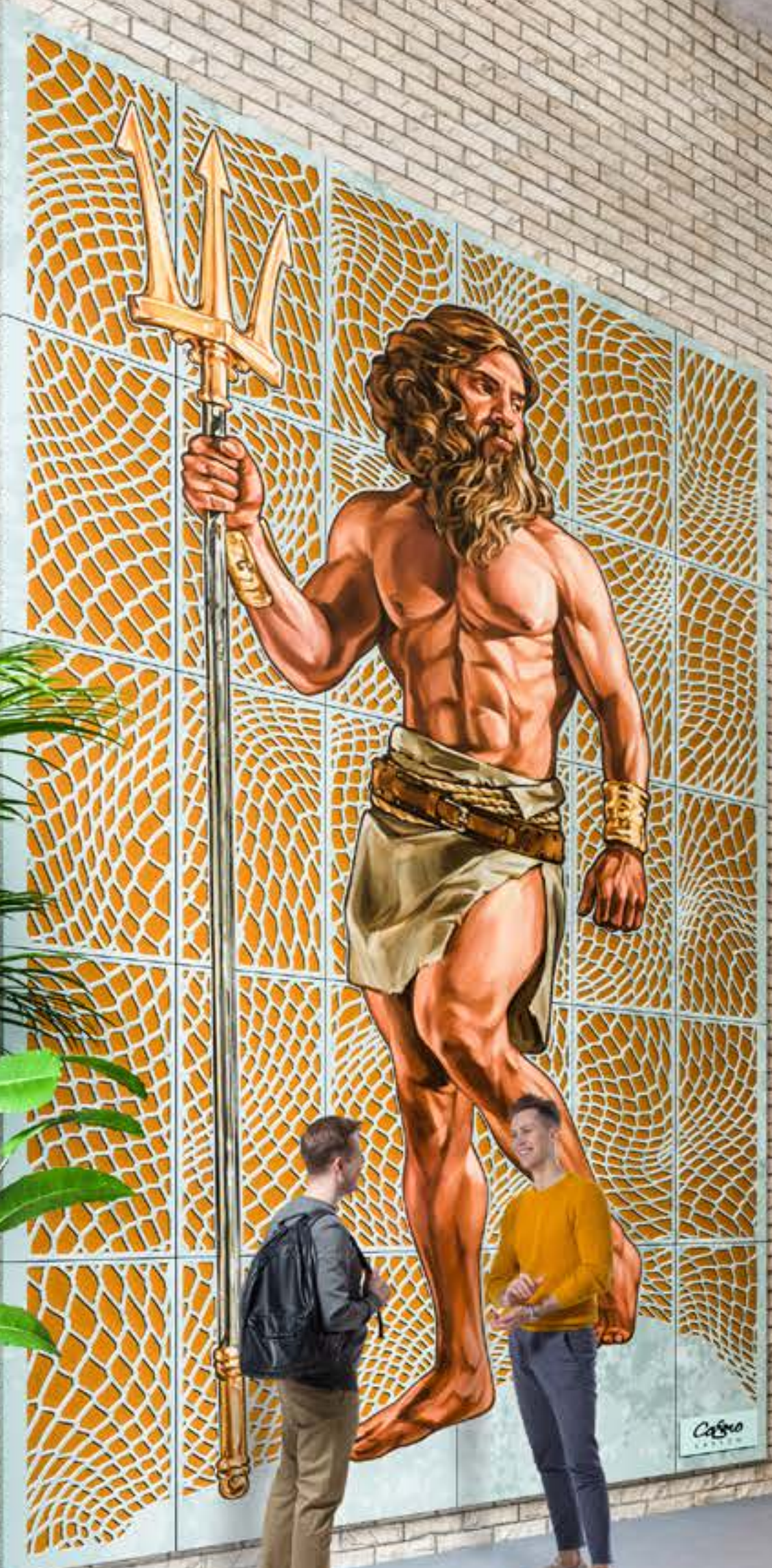
**Areas:**

6th Floor	5,587ft <sup>2</sup>
5th Floor	7,406ft <sup>2</sup>
4th Floor	7,406ft <sup>2</sup>
3rd Floor	7,406ft <sup>2</sup>
2nd Floor	7,406ft <sup>2</sup>
1st Floor	6,894ft <sup>2</sup>
Ground Floor	2,706ft <sup>2</sup>
Lower Ground	7,134ft <sup>2</sup>
	<b>51,945ft<sup>2</sup></b>





# TWO EDWARD SQUARE

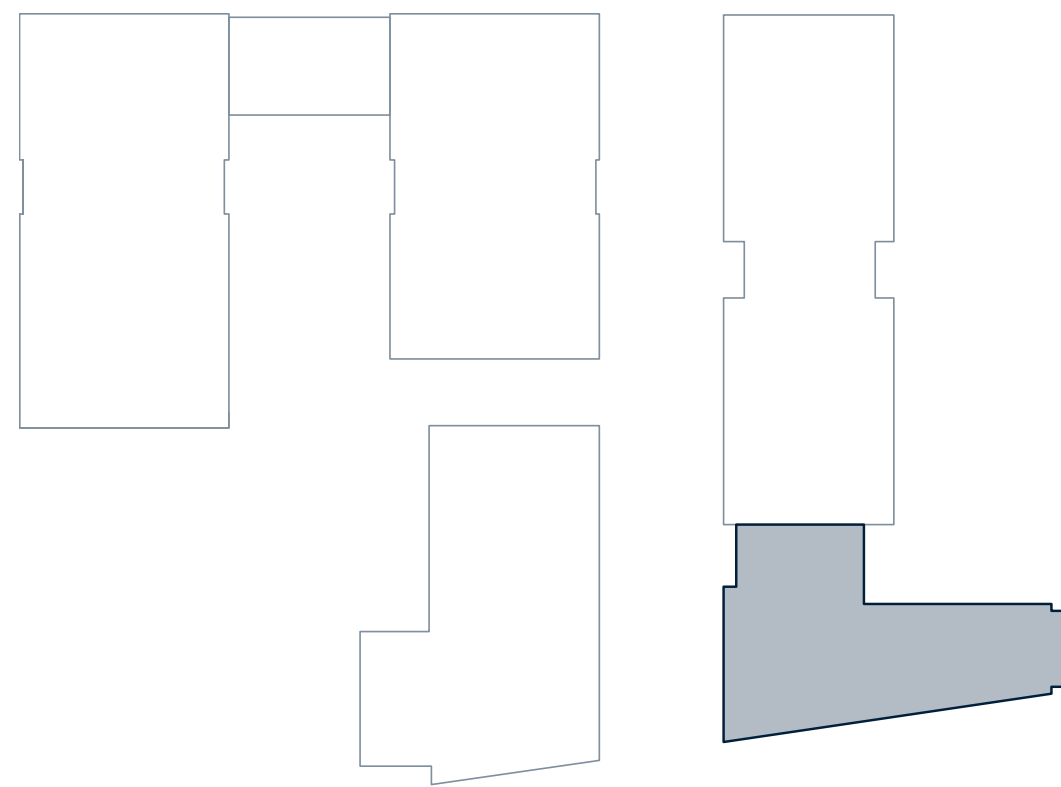
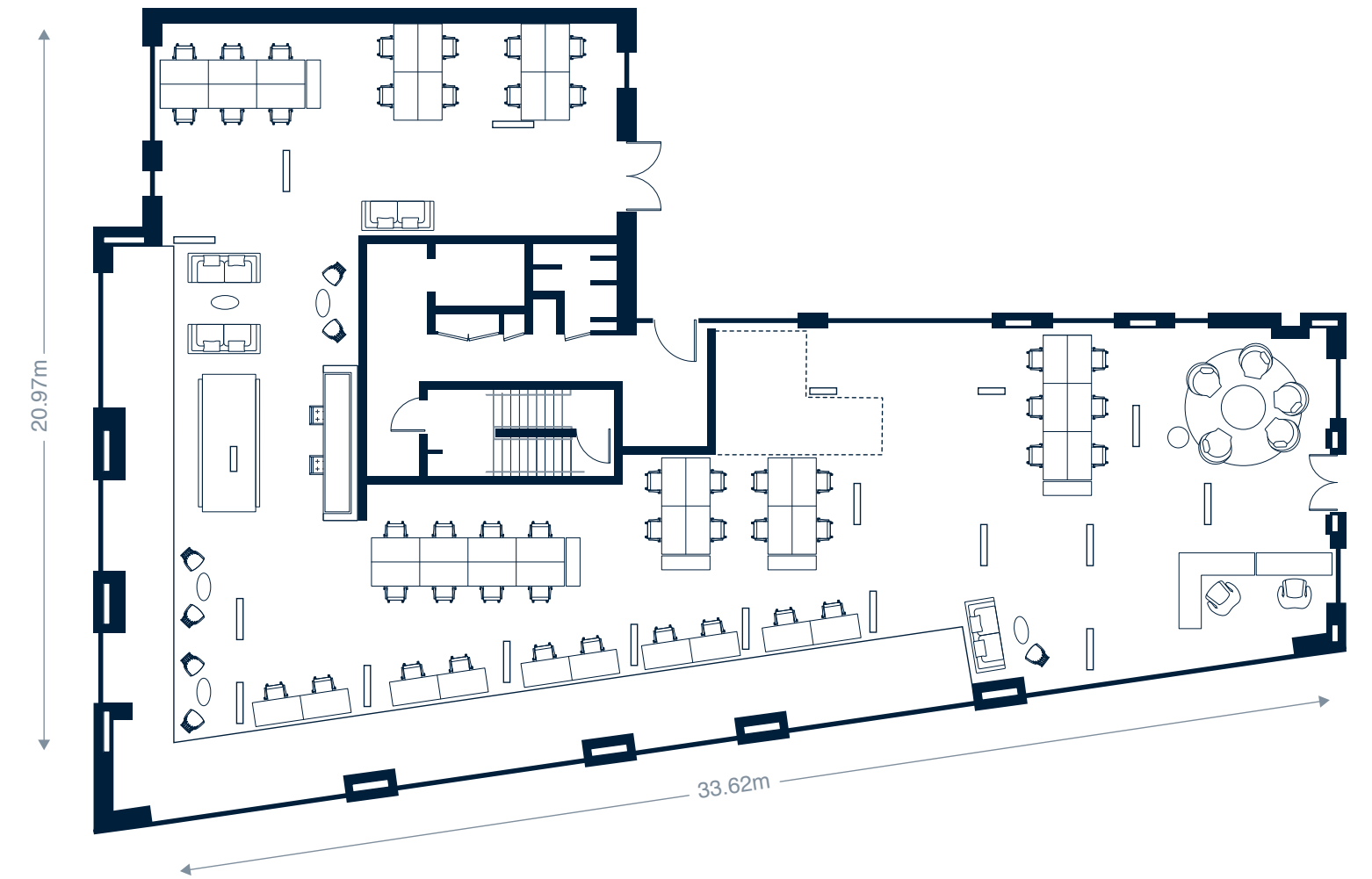


# Block E

Two levels of Grade A office space alongside the newly re-opened Mighell Street and Edward Street, with flexible floor plates and a total area of 7,972ft<sup>2</sup>.

## Areas:

Ground Floor	4,053ft <sup>2</sup>
Lower Ground	3,919ft <sup>2</sup>
	<b>7,972ft<sup>2</sup></b>

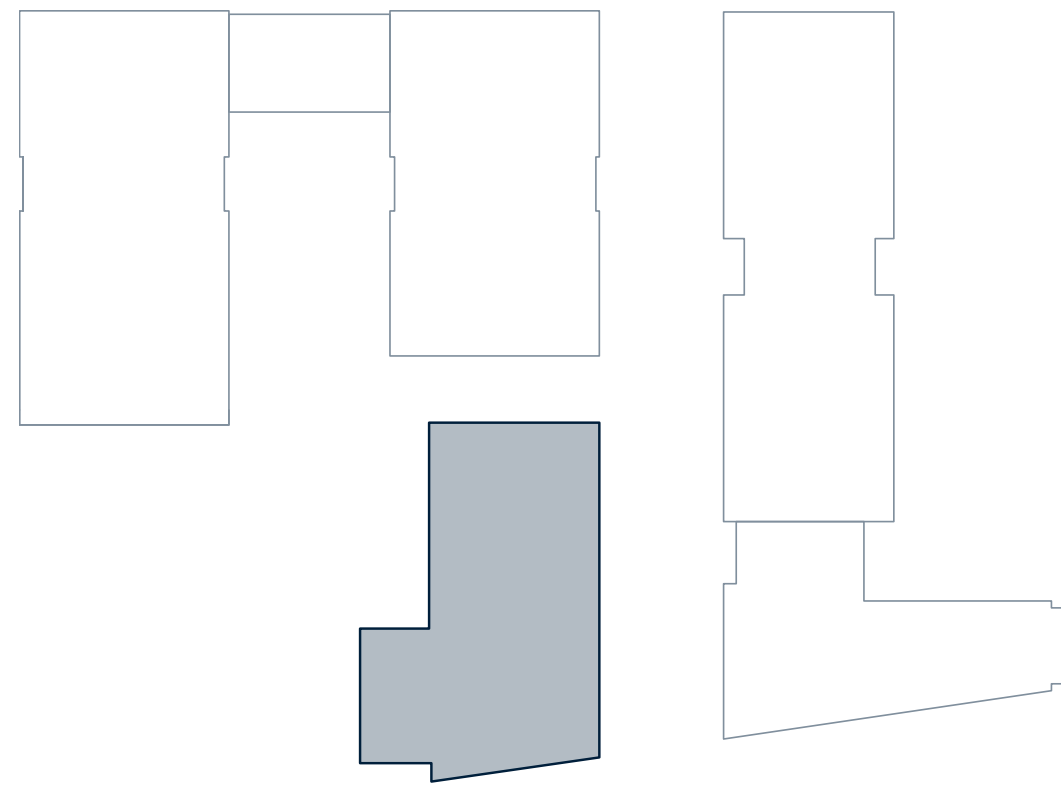


# Block F

Grade A office space on the ground floor of the newly re-opened Mighell Street, with flexible floor plate and a total area of 5,630ft<sup>2</sup>.

## Areas:

Ground Floor	5,630ft <sup>2</sup>
	<b>5,630ft<sup>2</sup></b>

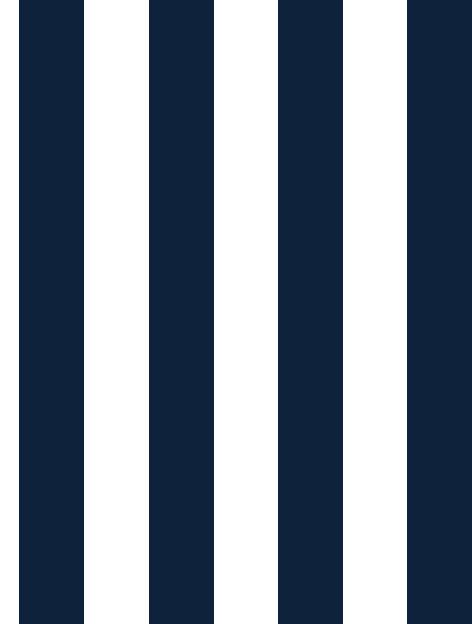




EDWARD  
STREET  
QUARTER

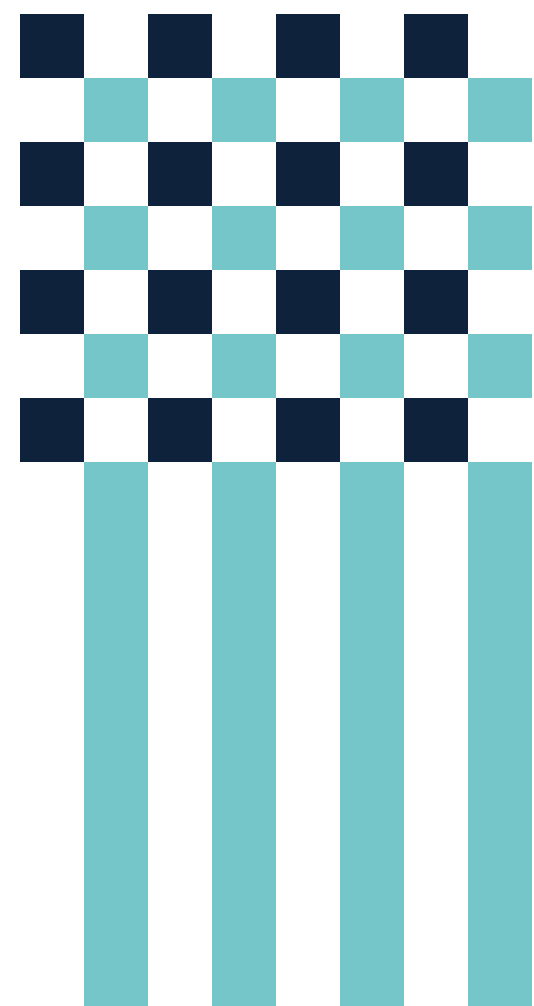
Residential,  
leisure and retail  
opportunities

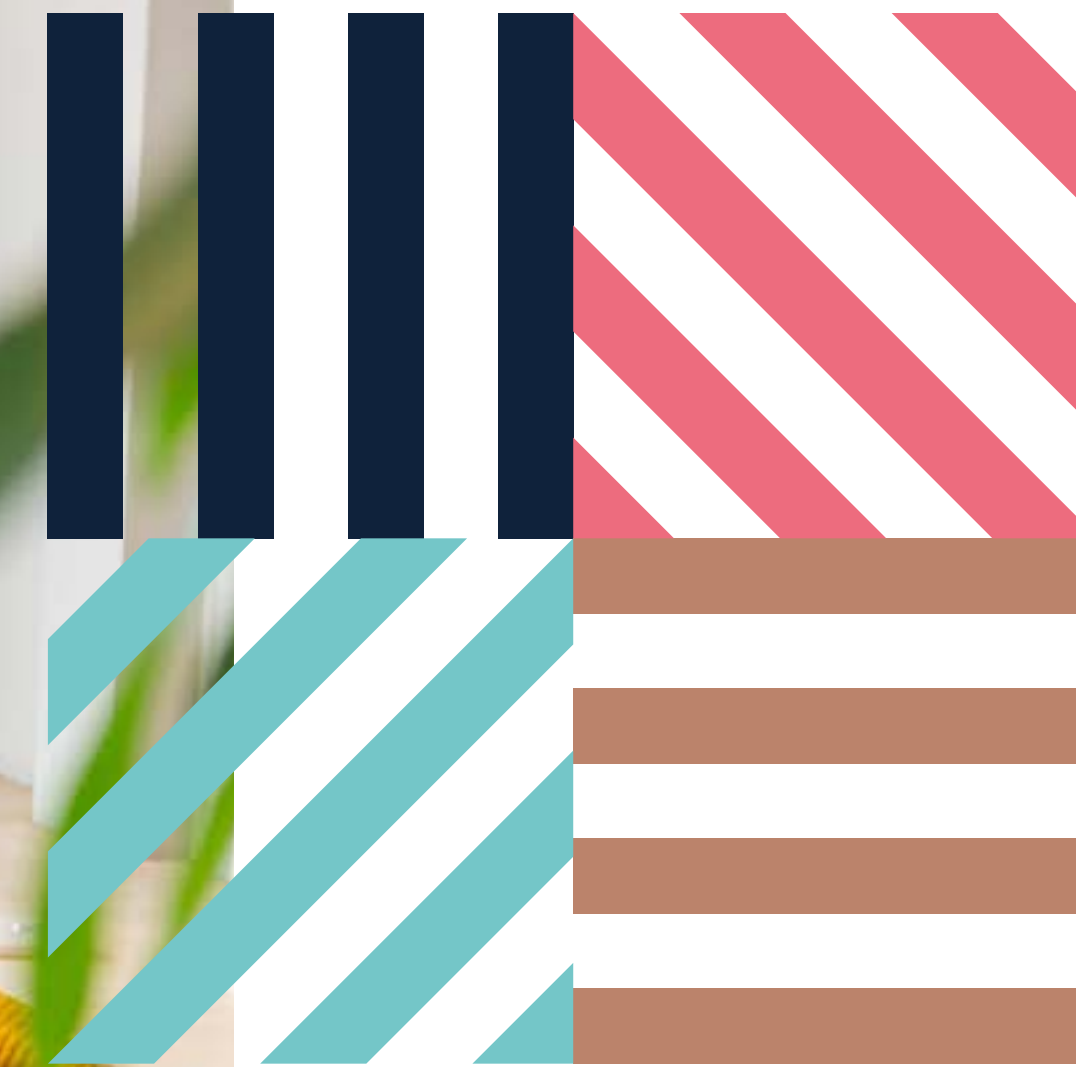




Edward Street Quarter is about more than office space; it's a neighbourhood where people will live, work and interact.

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 gym, providing amenities 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](http://EdwardStreetQuarter.com)

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