



One Edward Square

The prestigious One Edward Square is the perfect location to establish and grow your business, situated at the heart of Brighton, next door to American Express.

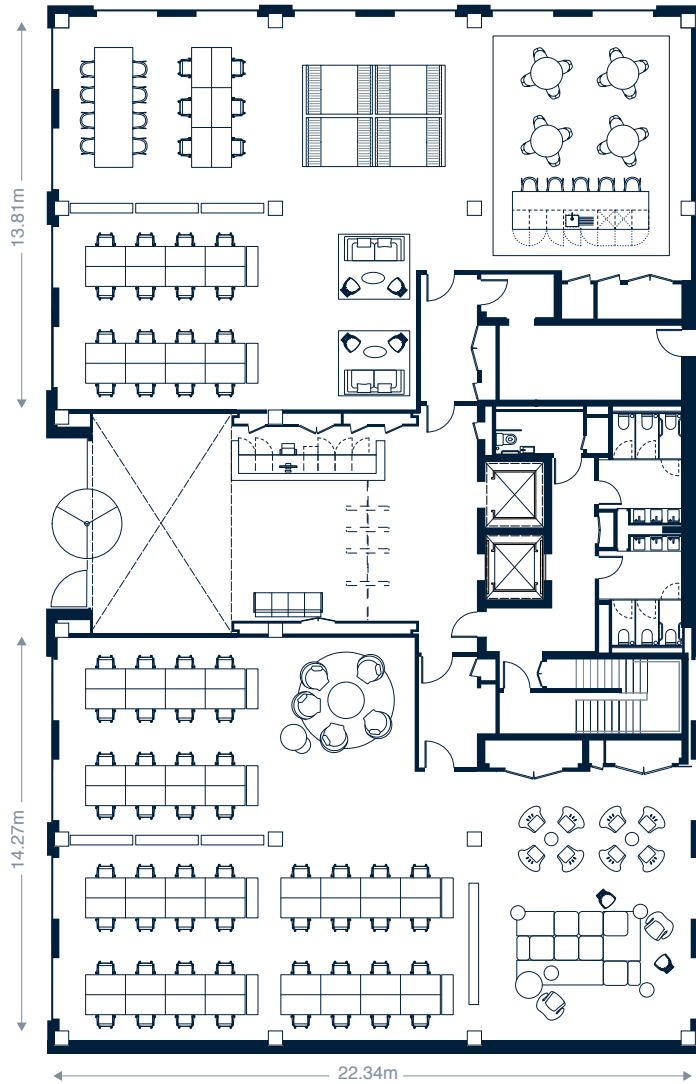
This high-end office space, designed by award winning architects BuckleyGrayYeoman offers large, flexible open-plan floors of up to 8,902ft², across seven storeys.

Generous floor to ceiling heights of 3.2m ensure the building benefits from extensive natural light. And striking views to the South Downs and the sea, are sure to impress visitors and staff.



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

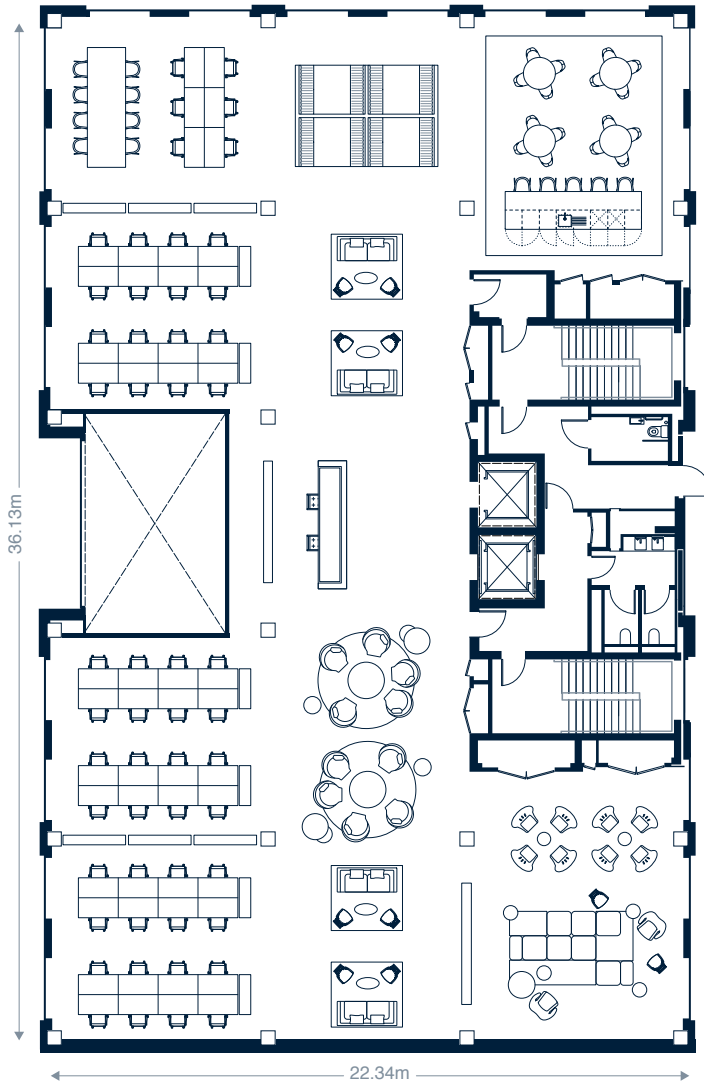
Ground floor



Area:

Ground Floor 5,554ft²

1st Floor

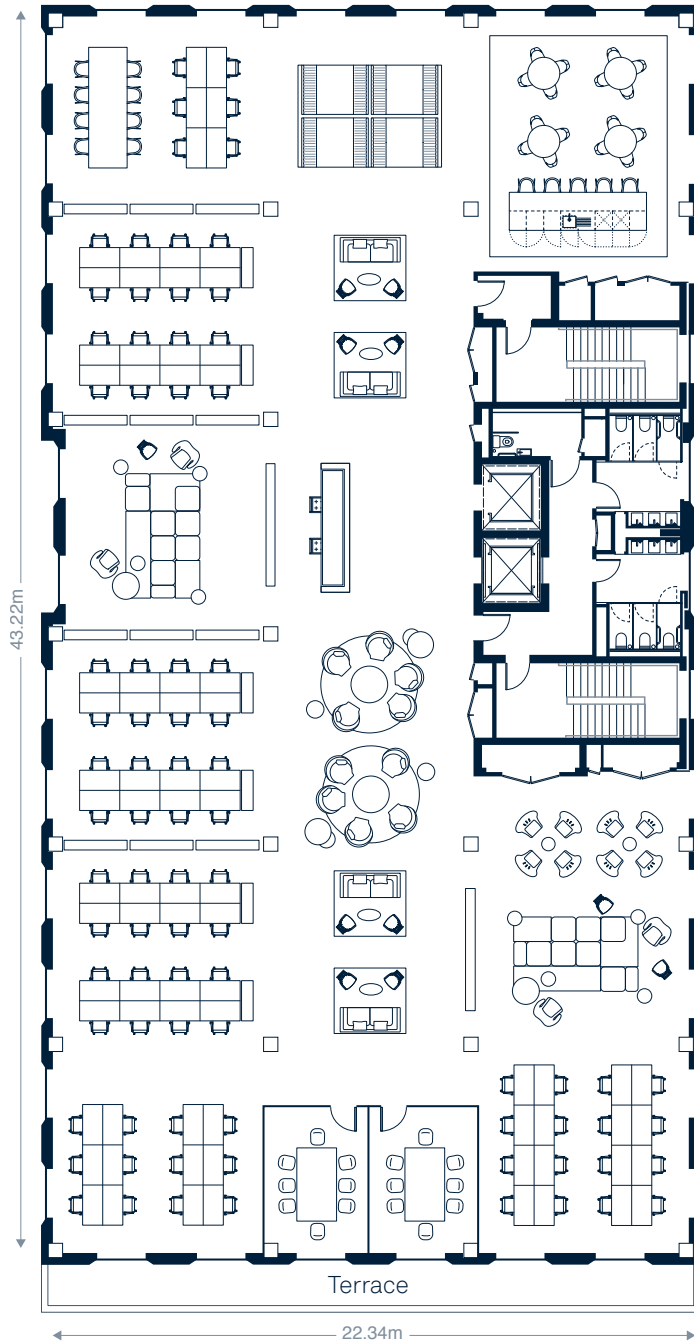


Area:

1st Floor

6,674ft²

2nd Floor

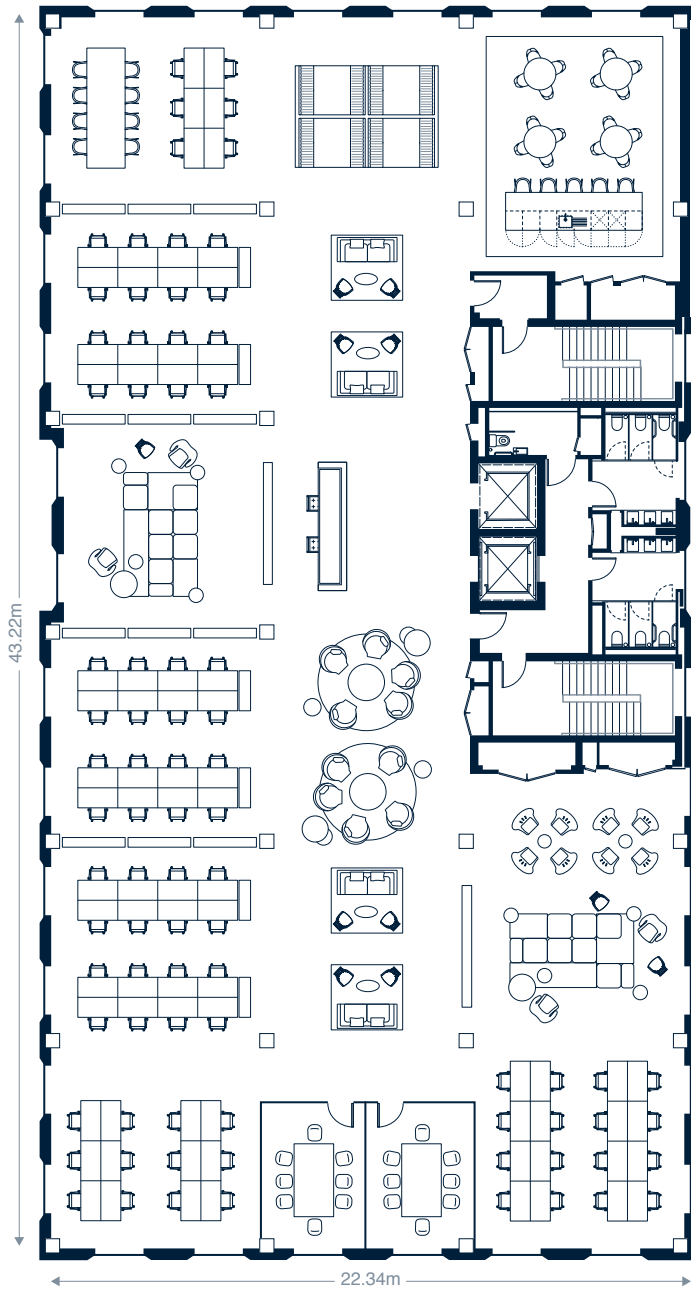


Area:

2nd Floor

8,902ft²

3rd Floor

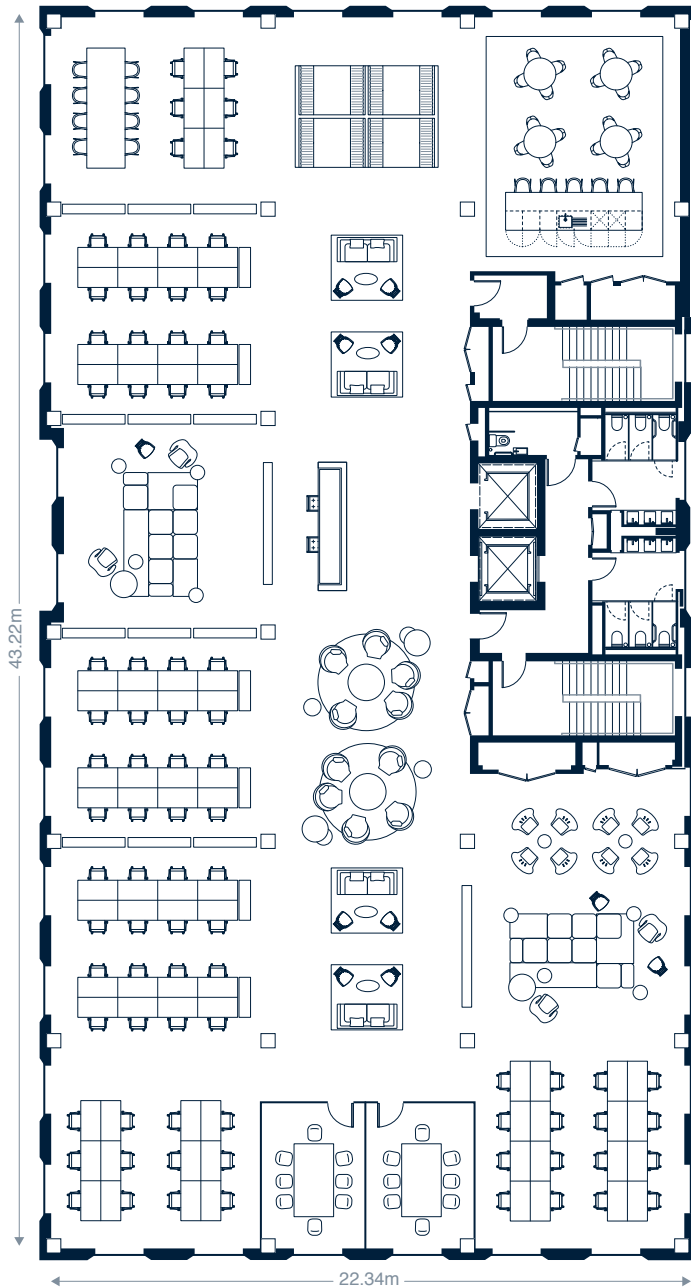


Area:

3rd Floor

8,902ft²

4th Floor

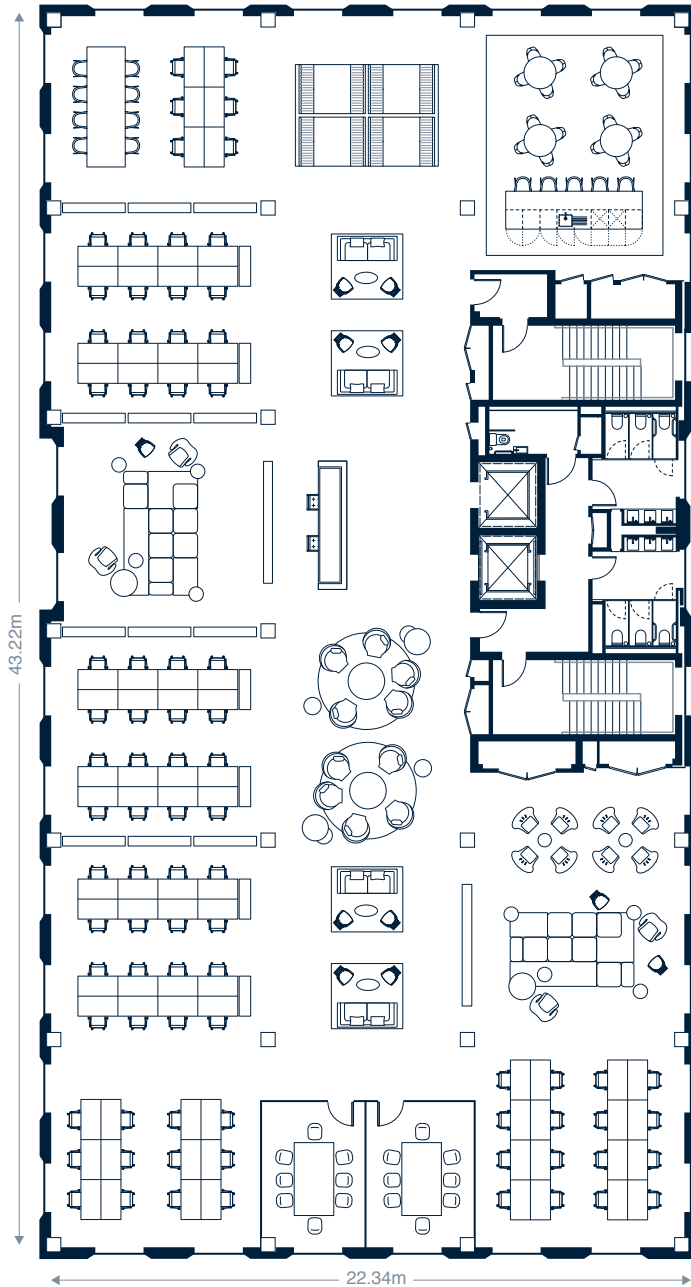


Area:

4th Floor

8,902ft²

5th Floor

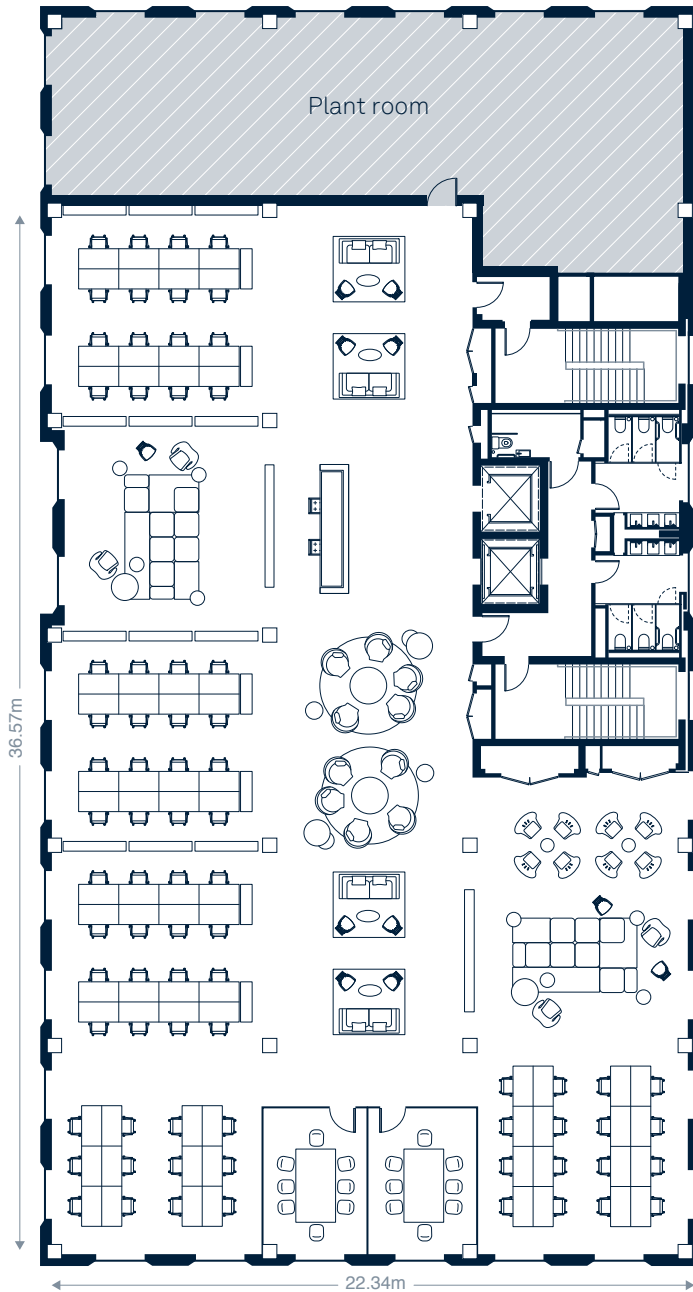


Area:

5th Floor

8,902ft²

6th Floor



Area:

6th Floor

7,110ft²

Office overview



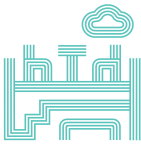
Wellbeing

Designed to improve health and wellbeing



Connected

WiredScore Platinum for reliable and speedy internet access throughout the building



Roof space

Open roof space with city and sea views – in adjacent building



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



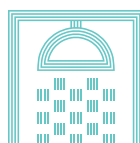
Accessibility

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

Office specification

Occupational density	1 person per 8m ²
Floor to ceiling	Typically 3.2m raised floor to soffit achieving a clear height of 2.7m Flexibility on ceiling specification
Services	Semi exposed services mounted to ceiling or rafts
Raised access floors	Raised access floor with 150mm floor void
Security	Access control to external doors and office floors
Office lighting	High efficiency LED lamp sources PIR detection and DALI dimmable controls
Lifts	2 x 13-person passenger lifts
Air conditioning	Comfort cooling with air source heat pumps and variable refrigerant flow fan coil units
Toilets	6 per typical floor (split equally between male and female) 1 accessible WC.
Shower provision	17 x shower and changing facilities 1 fully accessible wet room
Roof space	Open roof space with city and sea views – in adjacent building accessible from 5th floor
Parking	Car parking spaces in secure site undercroft car park Charging for electric vehicles
Cycle storage	Accommodating 173 cycles
Environmental credentials	BREEAM 'Excellent' Energy Performance Certificate A rating Energy efficient LED lighting throughout Sedum and wildflower roofs to reduce load on drainage Bird boxes installed to encourage biodiversity 300 solar panels to provide cleaner electricity

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Edward Street Quarter is being delivered by First Base and Patron Capital. McLaren Construction are the principal contractor.



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