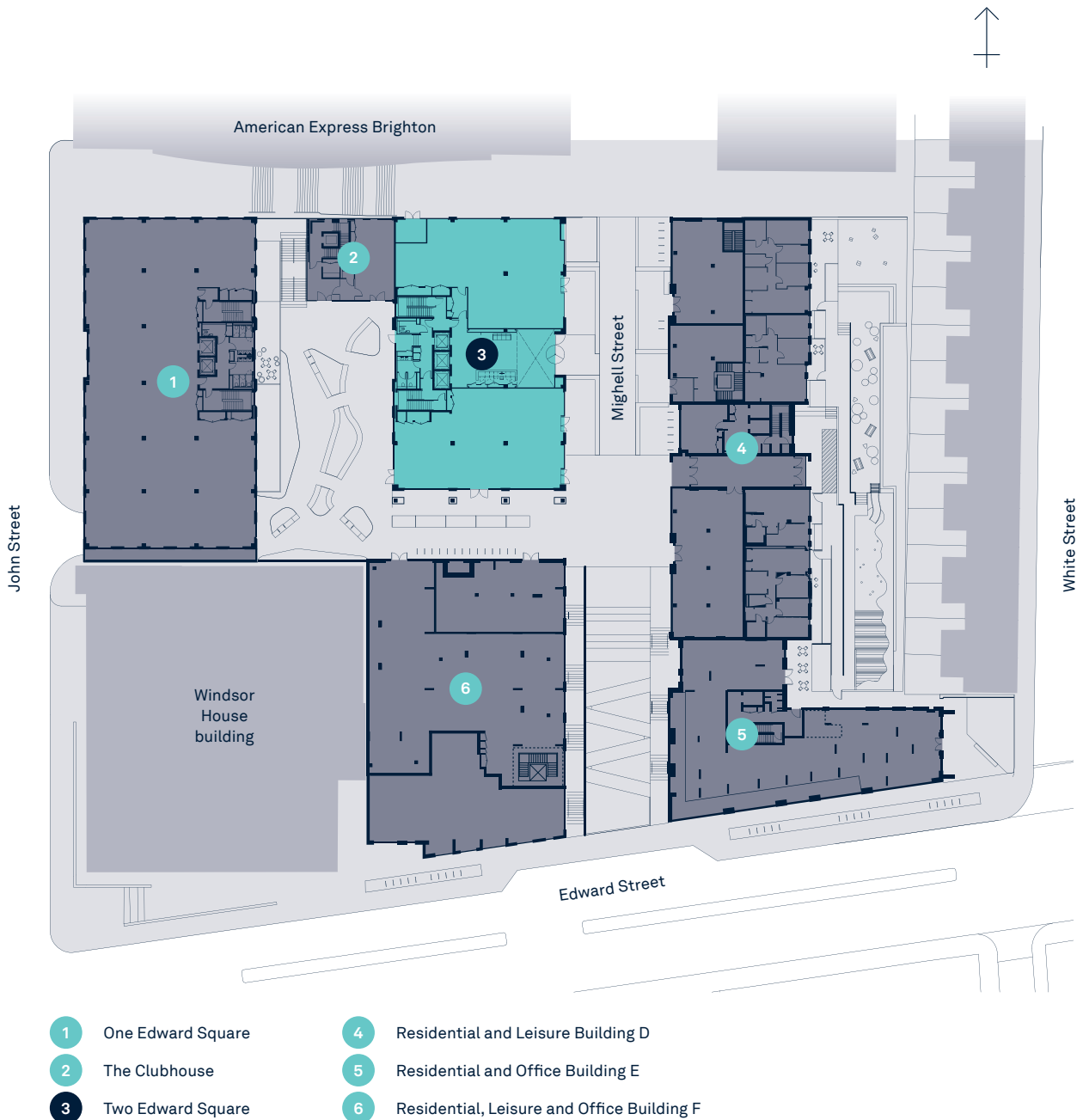


Two Edward Square

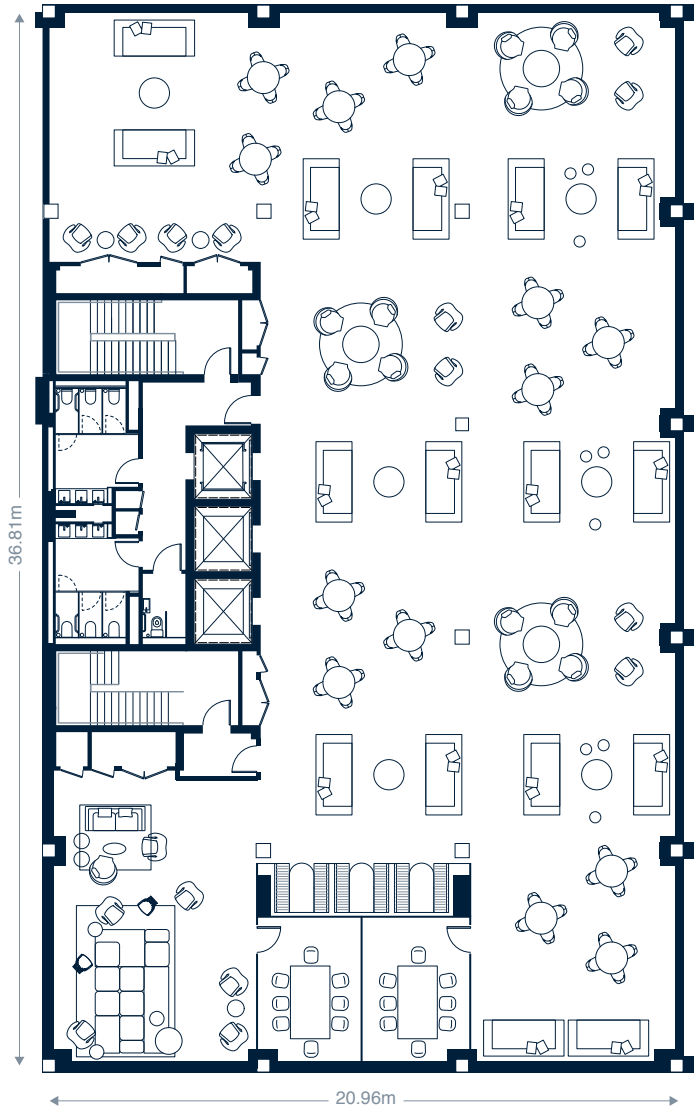
Two Edward Square is a contemporary, high-specification workspace, where community and creativity collide.

Designed to accommodate a variety of occupiers, from start-ups to established businesses, the eight floor building provides flexibility and style in abundance.

Two Edward Square adjoins the newly re-opened Mighell Street, with its coffee shops, eateries and leisure facilities, so staff can balance doing great work with having a little fun.



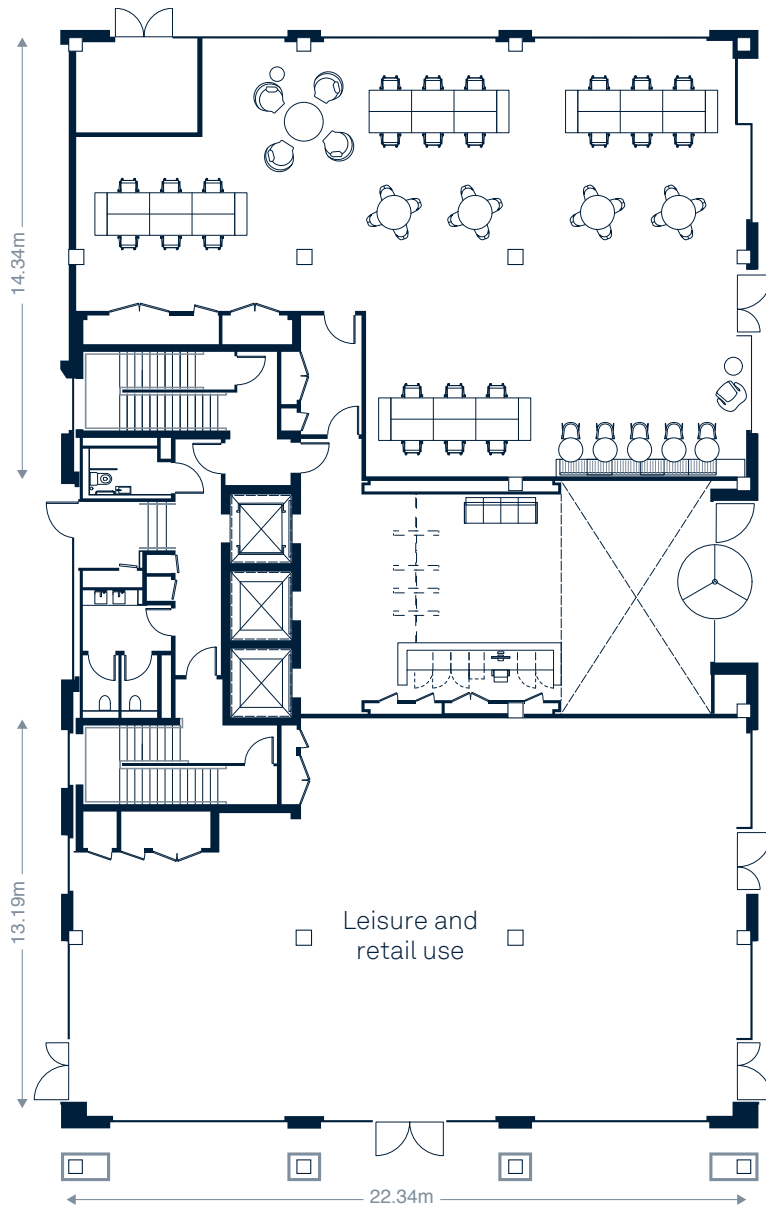
Lower Ground



Area:

Lower Ground 7,134ft²

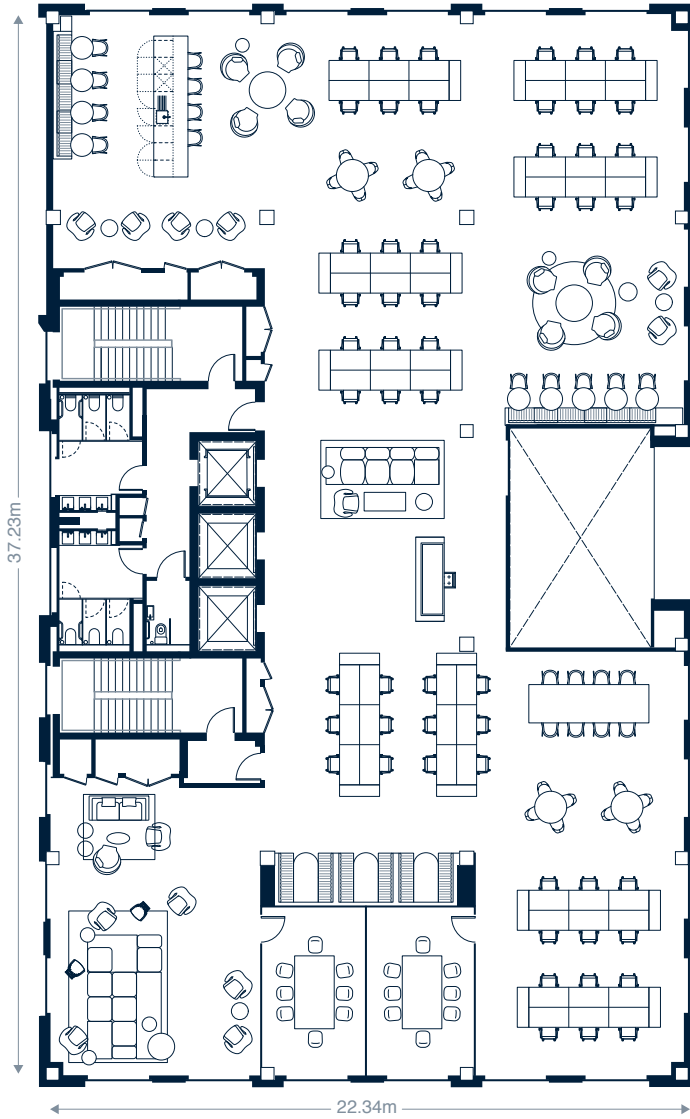
Ground Floor



Area:

Ground Floor 2,706ft²

1st Floor

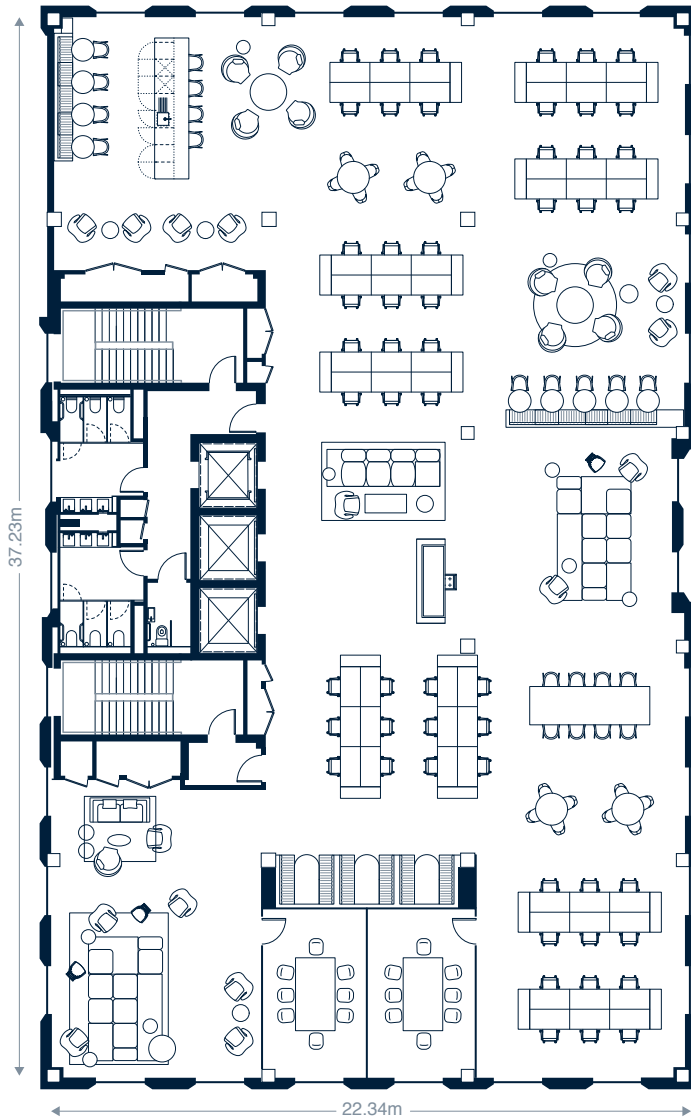


Area:

1st Floor

6,894ft²

2nd Floor

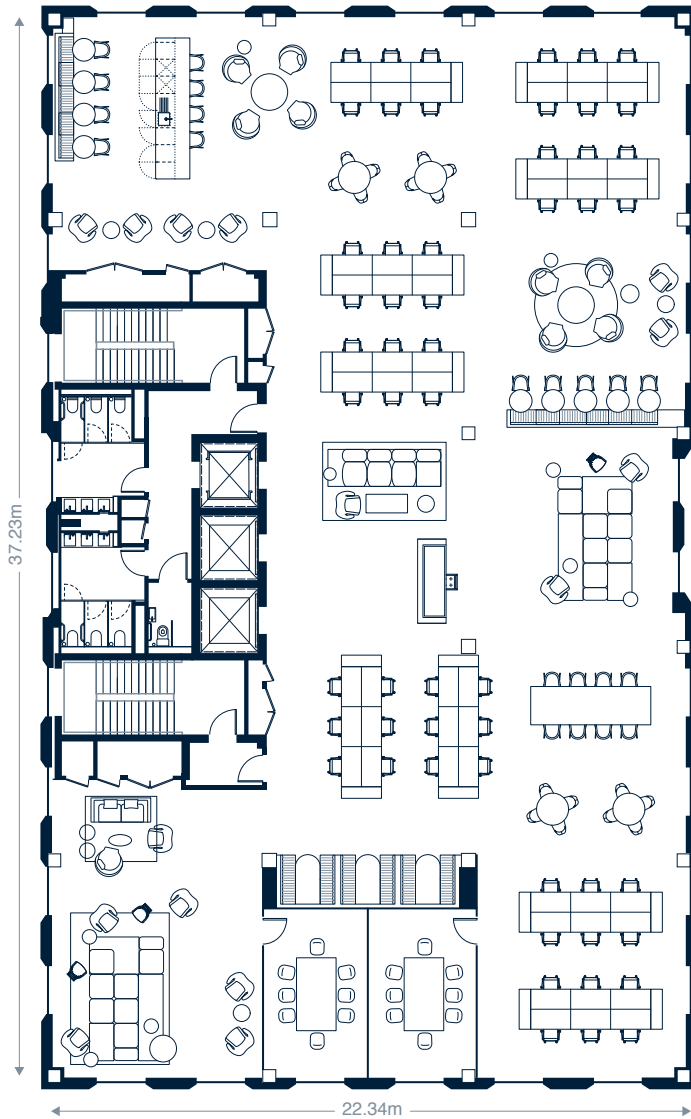


Area:

2nd Floor

7,406ft²

3rd Floor

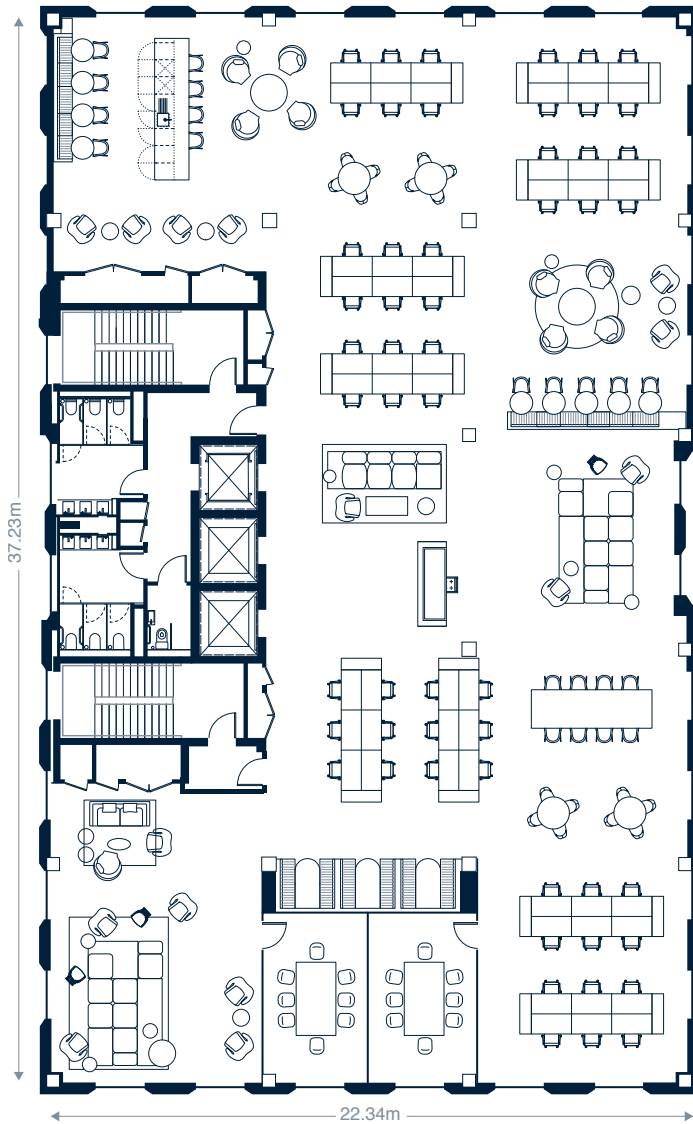


Area:

3rd Floor

7,406ft²

4th Floor

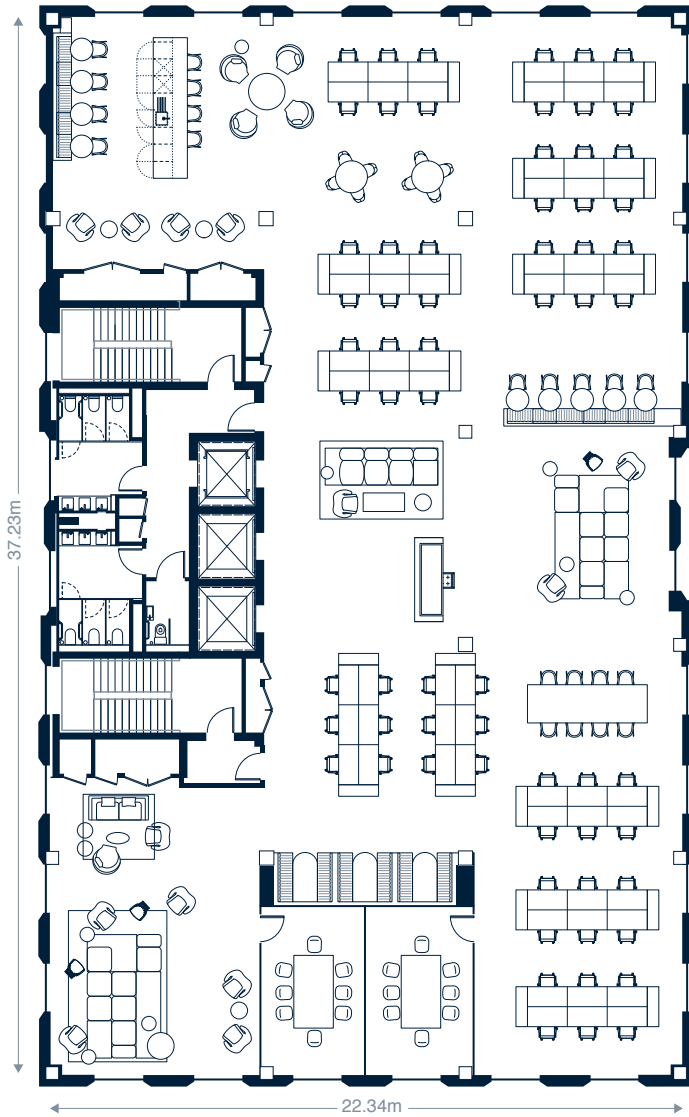


Area:

4th Floor

7,406ft²

5th Floor

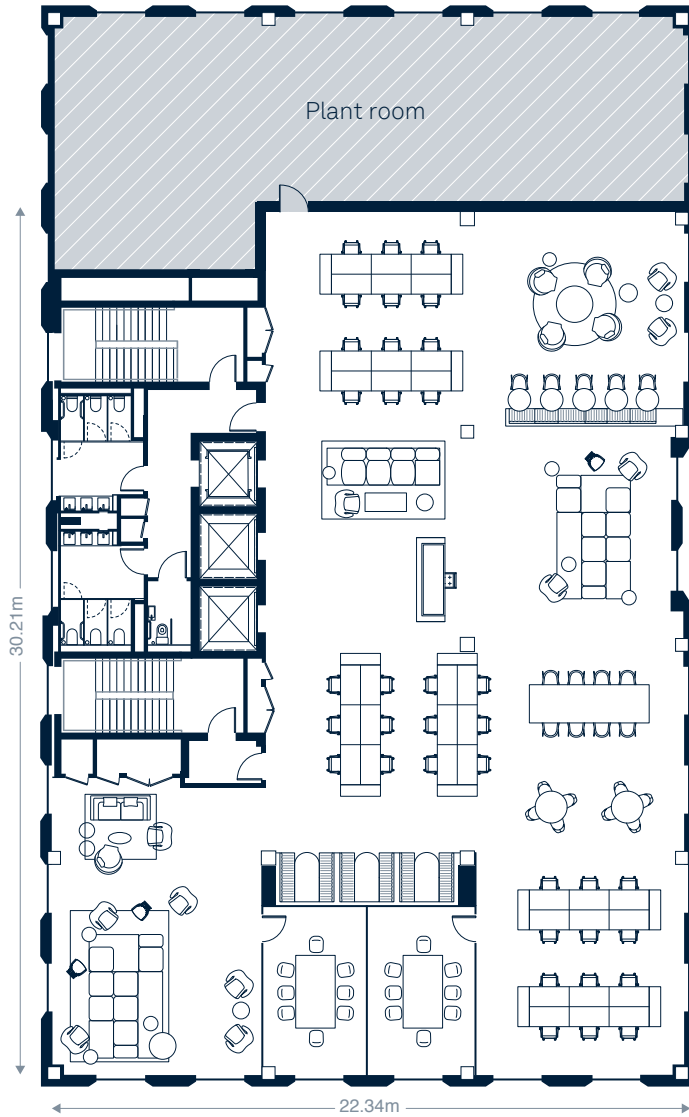


Area:

5th Floor

7,406ft²

6th Floor



Area:

6th Floor

5,587ft²

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



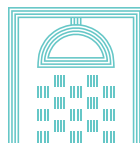
Accessibility

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 | 3 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 3rd 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 |

EdwardStreetQuarter.com
Info@EdwardStreetQuarter.com

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



Office agents

SHW

Martin Clark
01273 876203
mclark@shw.co.uk

Emma Ormiston
01273 876 203
eormiston@shw.co.uk

Cushman & Wakefield

Cameron Frazer
020 7152 5425
cameron.frazer@cushwake.com

Nick Blevins
020 7152 5189
nick.blevins@cushwake.com



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