





# **ABOUT THE AREA**

Brighton & Hove is home to some of England's most outstanding natural beauty, sitting between a national park and the UNESCO recognised southern coastline. Brighton & Hove hosts renowned sporting events in world-famous sports and leisure venues including:

- Sussex CCC
- Brighton & Hove Albion FC
- Brighton Marina



The City Region Economy generates £20 billion a year, and it's growing fast - this number has increased 10% in the last five years.

It is also a growing national centre for Creative, Digital & IT (CDIT) – appealing to start ups, creative agencies, and a massive range of exciting new companies. CDIT has grown 40% in the last 5 years.

These areas attract more than 10 million visitors each year with a tourism industry worth around £407 million annually.





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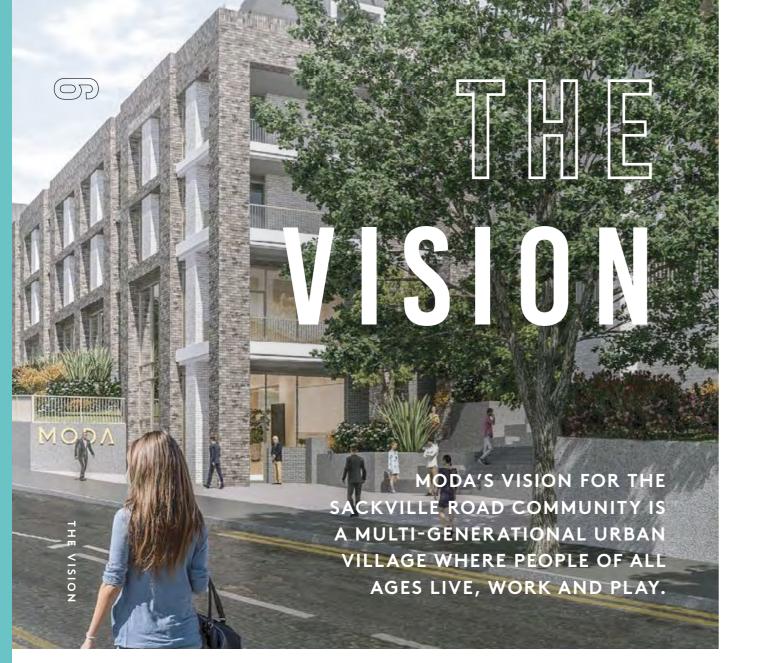


# 55,000 SQFT OF COMMERCIAL SPACE

Move in and be part of the Moda community, including 55,000 sqft of commercial spaces directly adjacent to Hove Station, plus 564 new rental homes with state-of-the art amenities including, private dining room, shared lounges, cinema room and gym.

With an exceptional location and within an easy walk of an array of local amenities, including the 40-acre Hove Park and Hove Station with direct trains to London, it's perfectly located.





The Sackville Road community is based directly adjacent to Hove Station for maximum accessibility. It is made of six blocks that provide 564 BtR apartments.

Best in class homes for all generations

High quality workspace for large companies,

Public & private amenities on your doorstep

Extensive investment in landscaping and public realm, giving a village feel to an urban setting.

Best-in-class partners & operators for our ancillary spaces

Gresb and Fitwel certification, making it one of the healthiest place to live, work and play.





# CREATING NEXT GENERATION NEIGHBOURHOODS



564 Homes



Shared lounges



Dining rooms



Roof Terraces



Co-working spaces



Cinema rooms



Meeting space



24 hour concierge



Private gym





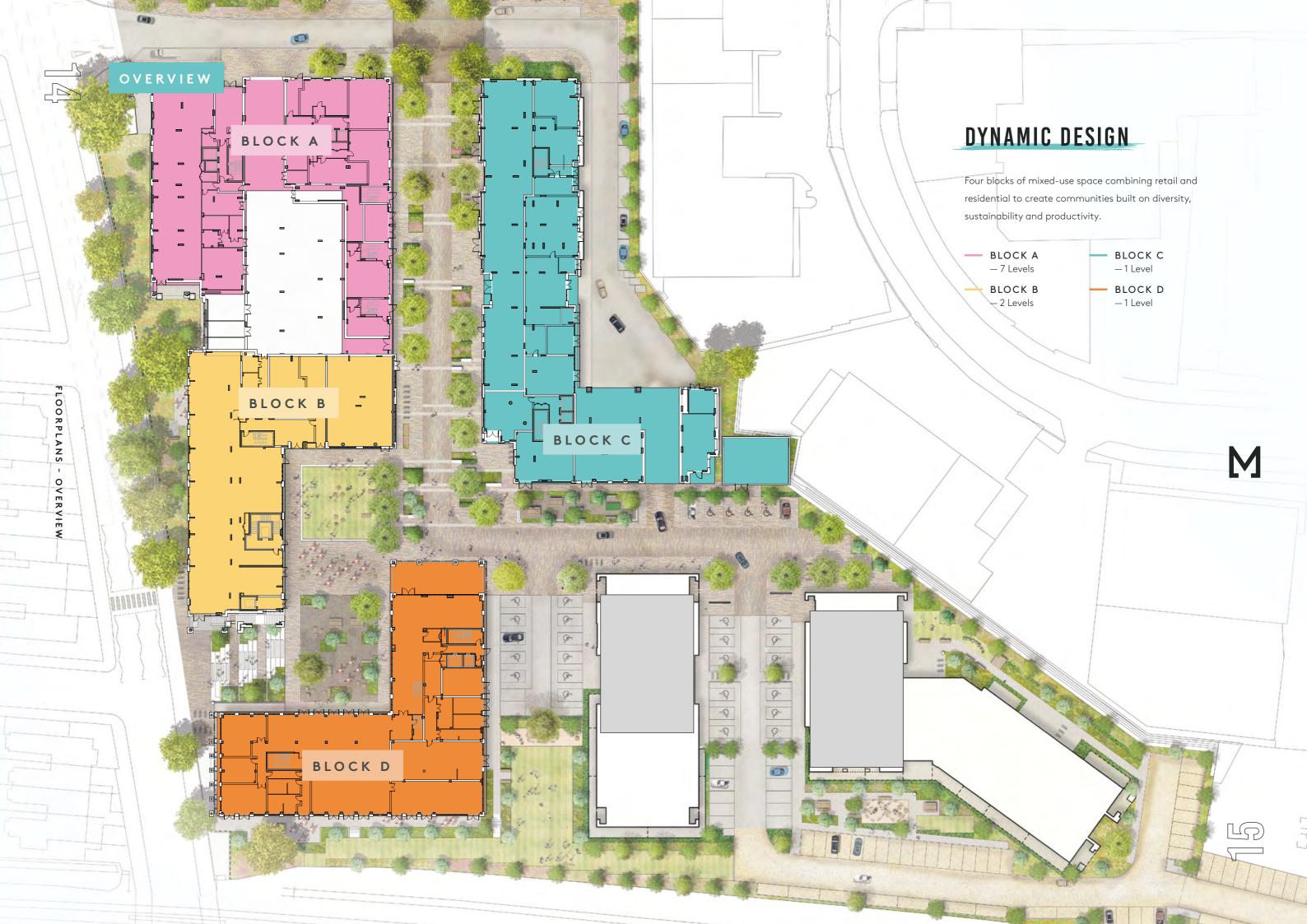
# BECOME PART OF THE MODA COMMUNITY

Only available to the Moda community, pay to privately book the media room, private dining room and meeting rooms as well as give staff access to the onsite wellbeing facilities including a 24 hour gym.









FLOORPLANS -

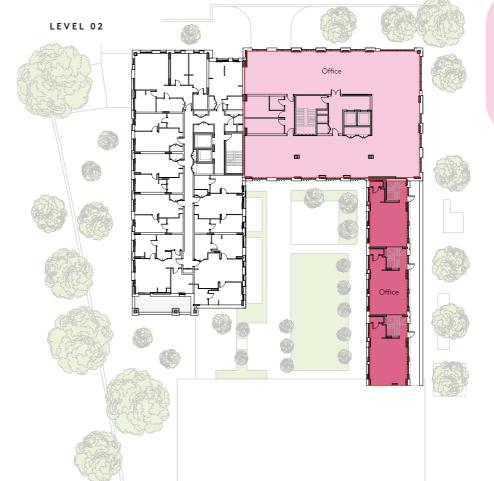
BLOCK

GF

- Convenience Store
  - $-359.23 \text{ m}^2$
- B1 Office A
   395.20 m²
- B1 Office B − 137.13 m²
- Undercroft Car park — 729.20 m²



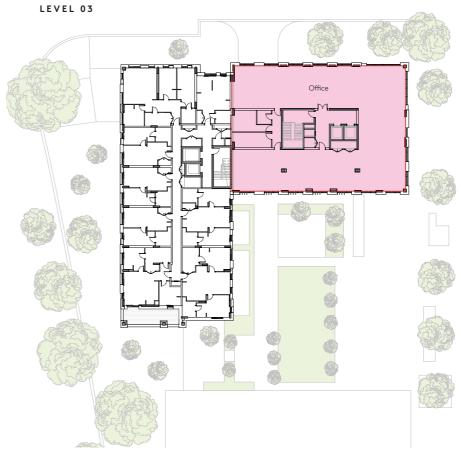
- B1 Office A
   538.16 m²
- B1 Office -B
   247.81 m²

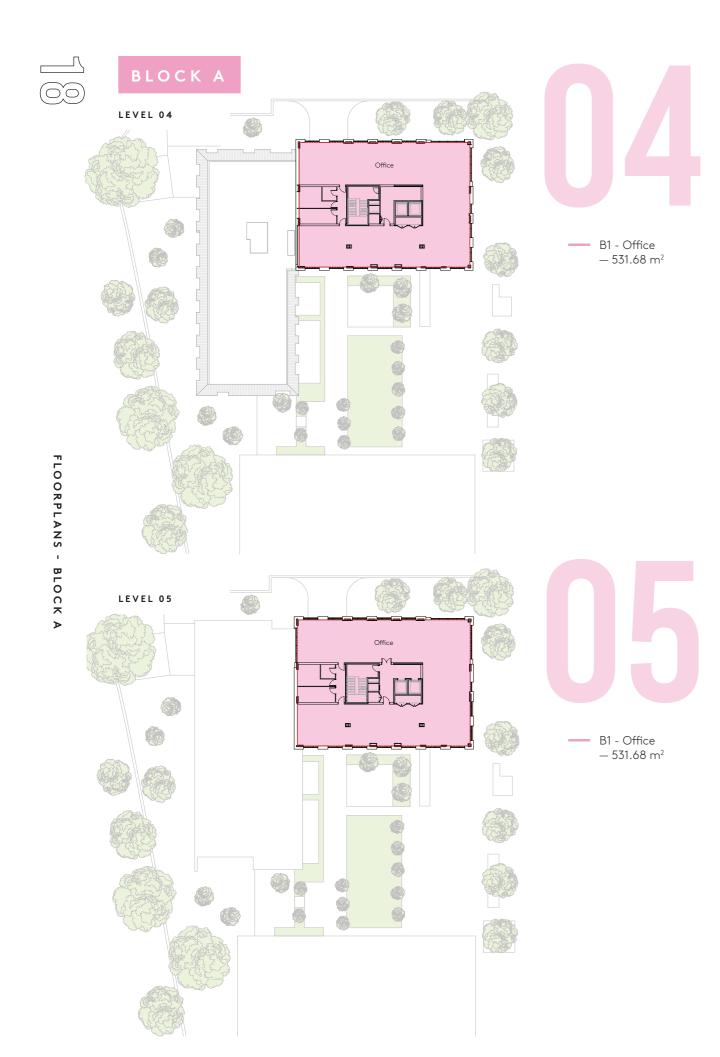


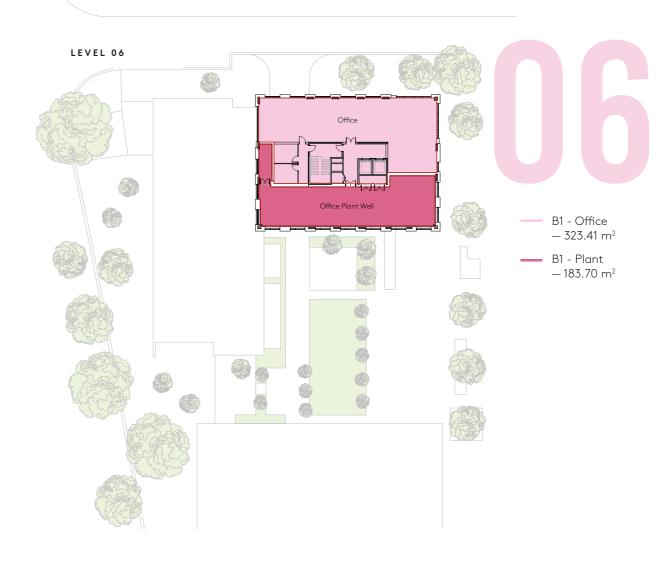
- B1 Office A - 538.00 m<sup>2</sup>
- B1 Office B
   183.94 m<sup>2</sup>



B1 - Office
 536.89 m²







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FLOORPLANS - BLOCK B

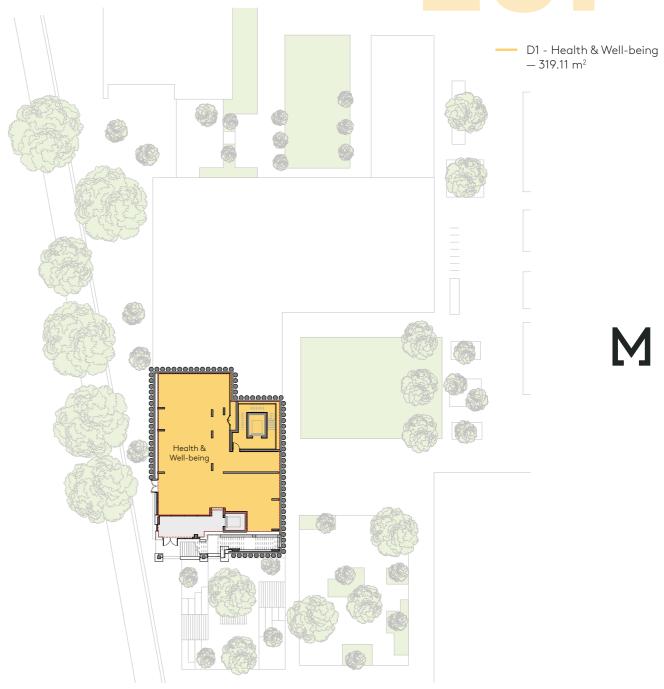
BLOCK B

GROUND FLOOR





LOWER GROUND FLOOR

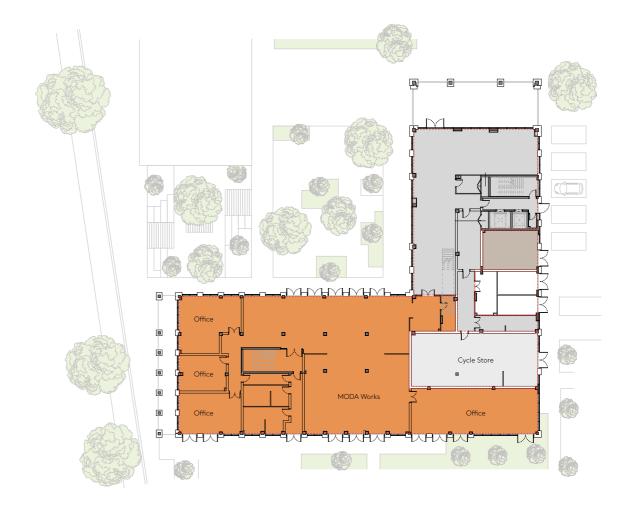


FLOORPLANS - BLOCK C/D

BLOCK D

GROUND FLOOR







Brighton & Hove students stick around - the area has a graduate retention rate of around 40%.

Of the people who work in the area, 30% have moved from elsewhere.

Around 50% of Brighton & Hove's workforce are educated to degree level - impressive compared to the national average of 38%.

Companies are flocking to the area and the local employment links are strong. Hove hosts global companies like American Express, GSK, Bupa, British Airways.

There's also a rapidly expanding technology and e-gaming industry in the area and companies including Unity Technologies call it home.

Jobs in the UK digital sector are growing fast in Brighton - 6th fastest in the UK, in fact.

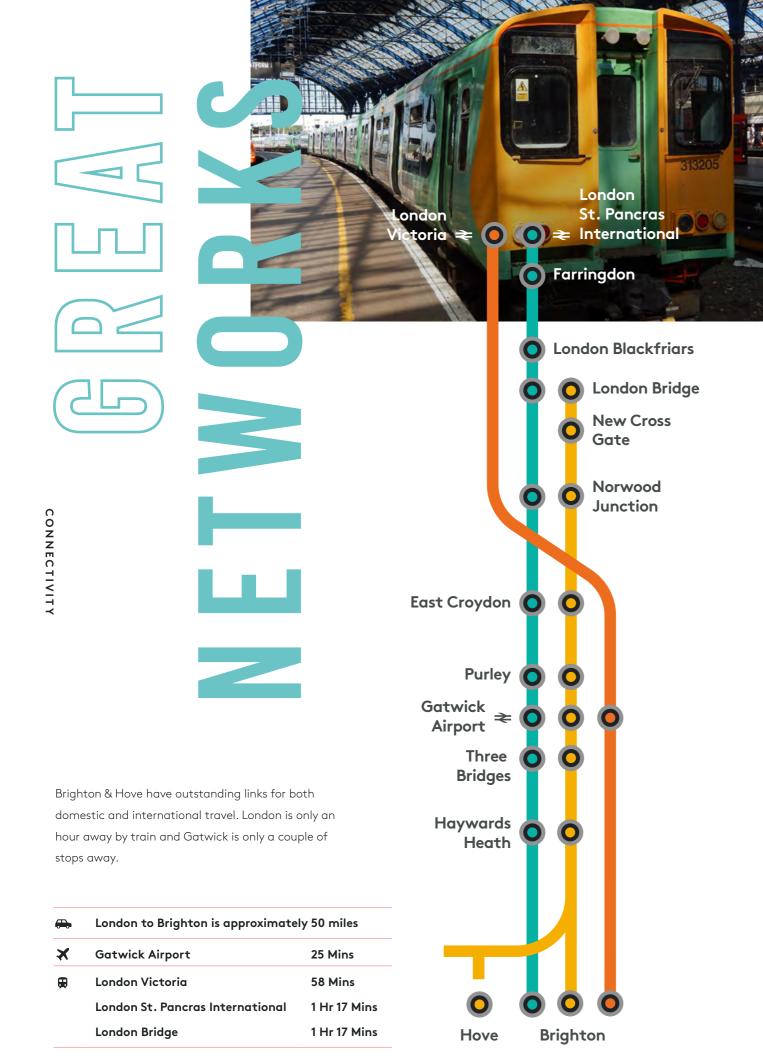


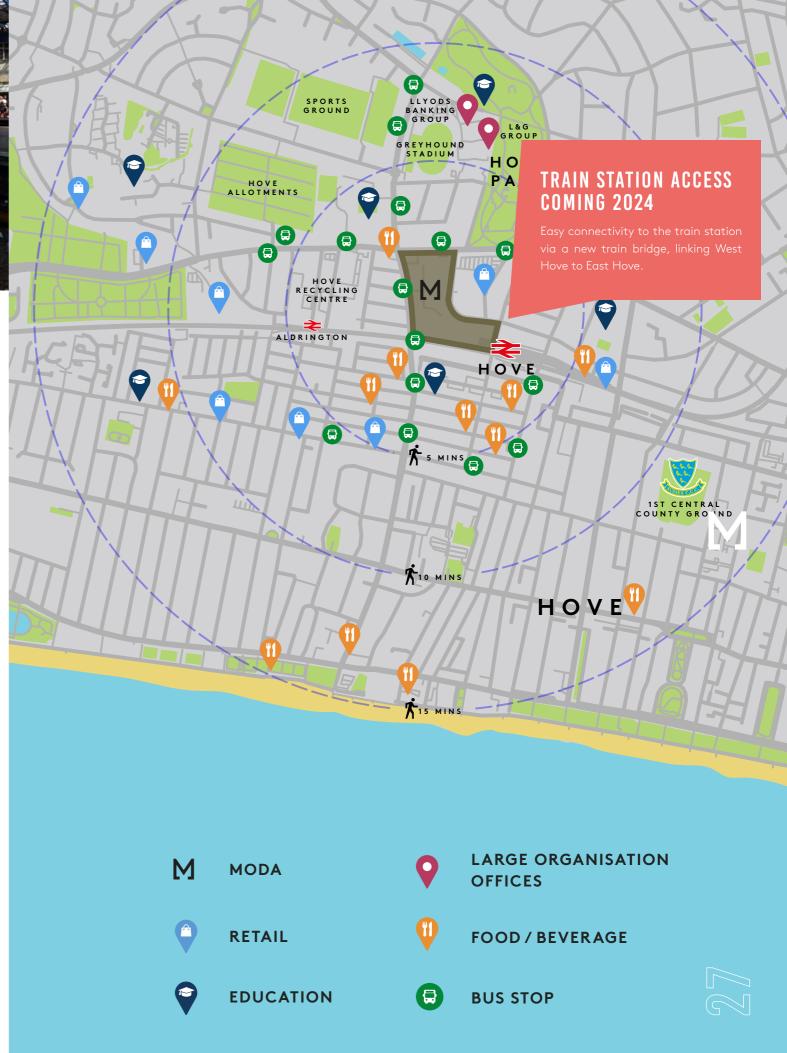
Brighton & Hove has one of the highest concentrations of rental hubs and city prosperity demographics in the UK, exceeding those of Birmingham, Leeds and Liverpool.

42% OF RESIDENTS EARN OVER £20KPA
28% OF RESIDENTS ARE 20-35,
COMPARED TO A NATIONAL AVERAGE OF 15%
THE POPULATION IS CURRENTLY AROUND
300K, AND THIS IS EXPECTED TO GROW BY
13% BY 2035.













CREATING
NEXT GENERATI
NEIGHBOURHOO

Moda is a leading, vertically integrated, investor, developer and operator of high quality neighbourhoods.

The UK's largest, purpose built rental company, Moda is creating next generation neighbourhoods in all major cities and commuter hubs across the UK.

We continue to push the boundaries of style, service and innovation to craft considered, inclusive residential-led neighbourhoods, focusing on customer service and best-in-class institutional-grade design.

Powered by tech and designed with wellbeing at the heart. Moda neighbourhoods include interior designed rental apartments with state-of-the-art amenities.







**CAREER BUILDERS AND MANAGERS EARLY ADOPTERS OF TECH** HIGH DISPOSABLE INCOME **COLLABORATIVE AND WANT** TO BE PART OF A COMMUNITY

# LIKELY EMPLOYMENT

Going out and leisure activity

LIKES

Co-working and collaboration

Follows trends in tech and fashion

Food and drink-delivery/eat in

Creative agencies

Managers in large corporates

Influencers

Entrepreneurs and freelancers





# For all commercial enquiries



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