

H O V E C E N T R A L

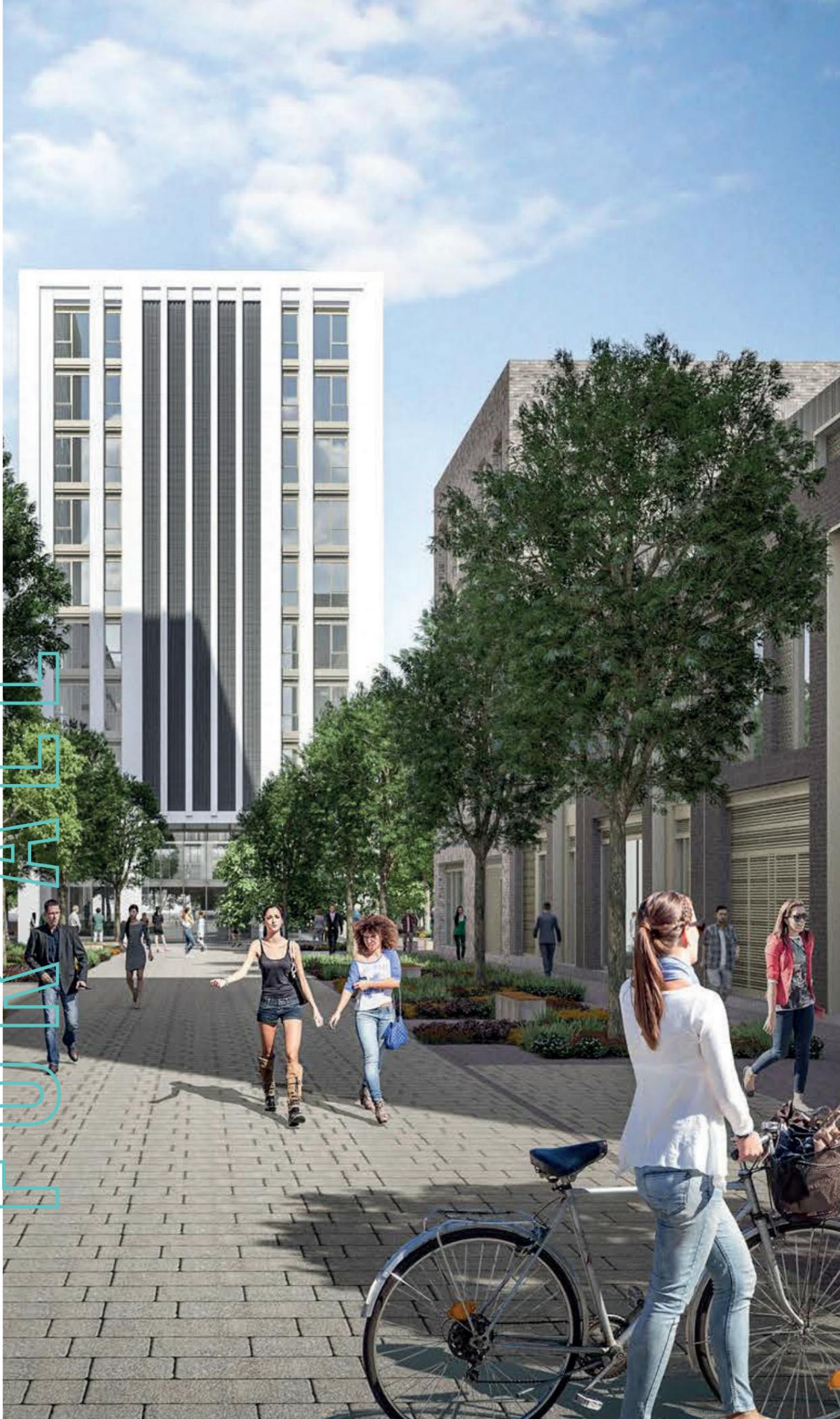
36,544 SQ FT OF GRADE A
BREEAM EXCELLENT OFFICE
ACCOMMODATION

MODA

SACKVILLE ROAD, BRIGHTON & HOVE, BN3 7AN

COMMUNITY

FOR ALL



36,544 SQFT. OF GRADE A BREEAM EXCELLENT OFFICES

Move in and be part of the Moda community, including 55,000 sq ft of commercial space directly adjacent to Hove Station, plus 564 new rental homes with state-of-the-art amenities including a 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, Hove Station (with direct trains to London) and Brighton & Hove seafront, it's perfectly located.

All the buildings will be designed, and built with the latest ESG principles in mind. BREEAM and EPC Ratings will be specifically targeted to be as high as possible and Fitwel & Wired Score accreditations worked towards.

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564
Residential Units



Business Hub



Communal
Boulevard



4 Retail
Units



Gym



Coffee Shop



Co-working
spaces



Landscaped
Public Realm

THE VISION

MODA'S VISION FOR THE HOVE CENTRAL COMMUNITY IS A MULTI-GENERATIONAL URBAN VILLAGE WHERE PEOPLE OF ALL AGES LIVE, WORK AND PLAY.

THE VISION

CREATING NEXT GENERATION NEIGHBOURHOODS



564 Homes



Shared Lounges



Dining Rooms



Roof Terraces



Co-working Spaces



Cinema Rooms



Meeting Space



24 hour Concierge



Private Gym

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The Hove Central community is based directly adjacent to Hove Station for maximum accessibility. It is made of six blocks that provide 564 BtR apartments and 55,000 sq ft of mixed commercial space.

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 places to live, work and play.



SPECIALIZATION

OFFICE SPACE DESIGNED WITH WELL-BEING AND TECH AT ITS HEART

MODA
HOVE
CENTRAL



Designed to improve health and well-being



WiredScore Gold for reliable and speedy internet throughout



The clubhouse features roof space with view of the city



Secure underground car park with electric car charging points



Three new green spaces to relax with over 80 mature trees



10 minutes walk from Hove Station



BREEAM excellent & Energy Performance Certificate A rating



LED lighting installed throughout the office building



WiFi connection throughout the common areas



High speed modern elevators providing step free access



Secure underground bike parking plus access to local share scheme



High quality showers and changing rooms

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OUR CERTIFICATIONS

Hove is 3* Gresb, Breeam and Fitwel certified, making it one of the healthiest place to live, work and play.



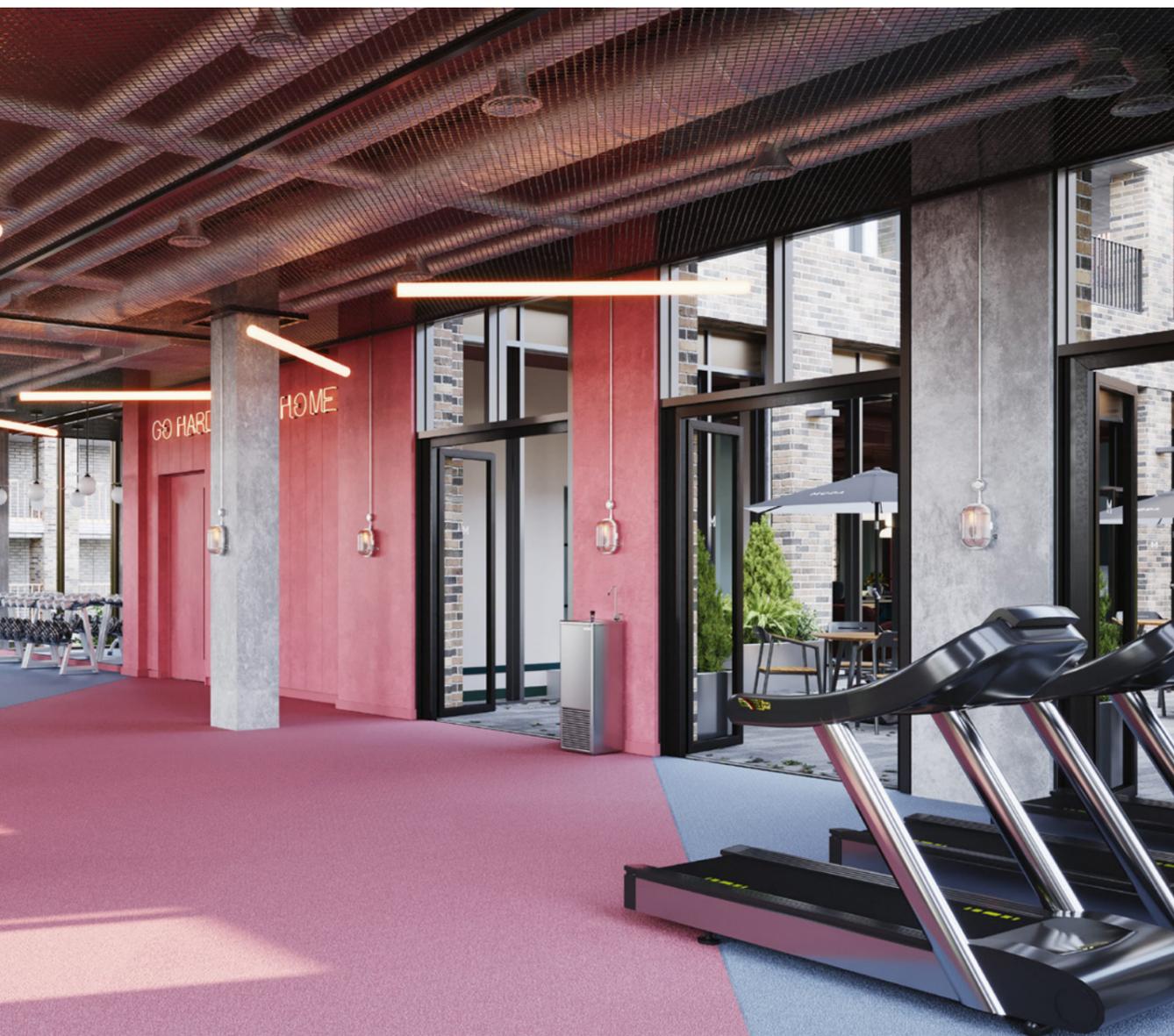
G R E S B



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BECOME PART OF THE MODA COMMUNITY

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



MARKET LEADING FACILITIES



A WARM WELCOME



LOBBIES AND RECEPTION AREAS

The entrances to our buildings are designed to ensure comfort and security to instill the sense of pride everyone should have when bringing visitors into the building.

SPACE TO BE YOU



TAKE A
360 TOUR



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CO-WORKING

CO-WORKING SPACES

Co-work could mean collaborating within the community or being surrounded by freelancers in the zone. Working from a Moda home means cool backdrops, a place to concentrate and decent coffee for your conference call.

OVERVIEW

BLOCK A - HQ OFFICE

BLOCK B - COMMERCIAL

BLOCK C - SME BUSINESS SPACE

BLOCK D - MODA WORKS

FLOORPLANS - OVERVIEW

SACKVILLE ROAD

SCHEDULE OF SPACES

Four blocks of mixed-use space combining retail and residential to create communities built on diversity, sustainability and productivity.

SPACE	BLOCK	FLOORS	SQ M	SQ FT
HQ Offices	A 	7	3,395.0	36,544
SME Business Space	A 	3	568.9	6,133
SME Business Space	C 	1	478.1	5,146
Flexible Workspace	D 	1	710.9	7,652
Health & Wellbeing Space	B 	2	976.4	10,510
Convenience Store	A 	1	359.2	3,867
Retail (F'n'B)	B 	1	205.8	2,215
Retail (F'n'B)	C 	1	90.0	969
Total			90.0	969

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BLOCK A - HQ OFFICE

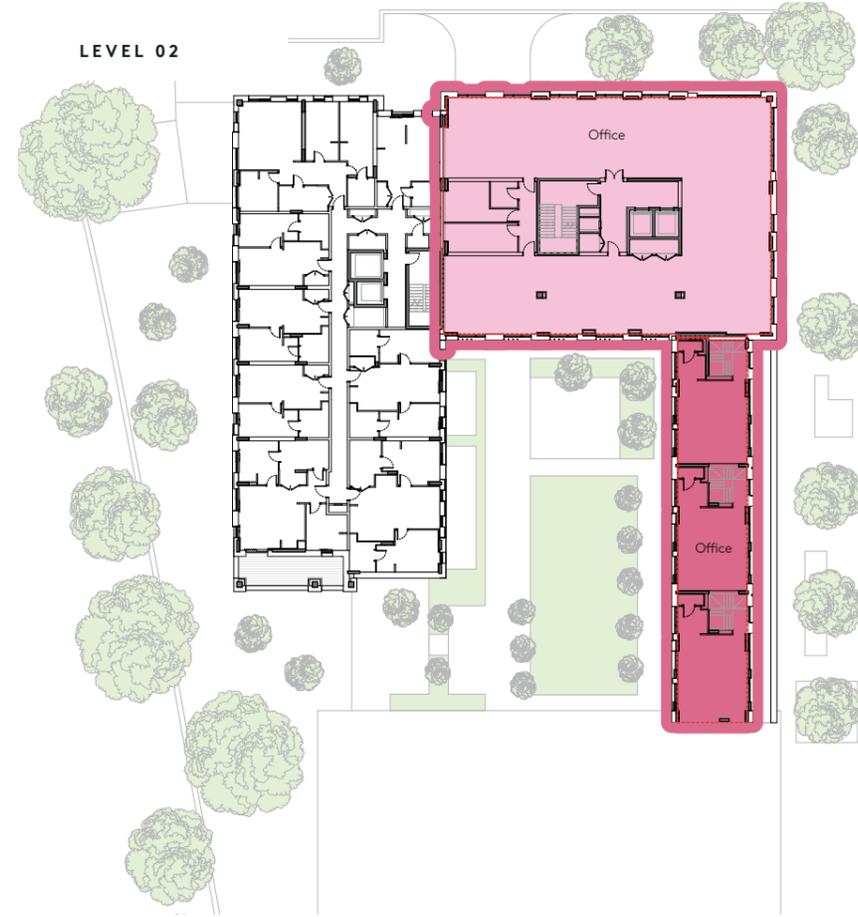
GROUND FLOOR



- Convenience Store
— 359.23 m² (3867 sq ft)
- B1 - Office A
— 395.20 m² (4254 sq ft)
- B1 Office B
— 137.13 m² (1476 sq ft)
- Undercroft Car park
— 729.20 m² (7849 sq ft)

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LEVEL 02

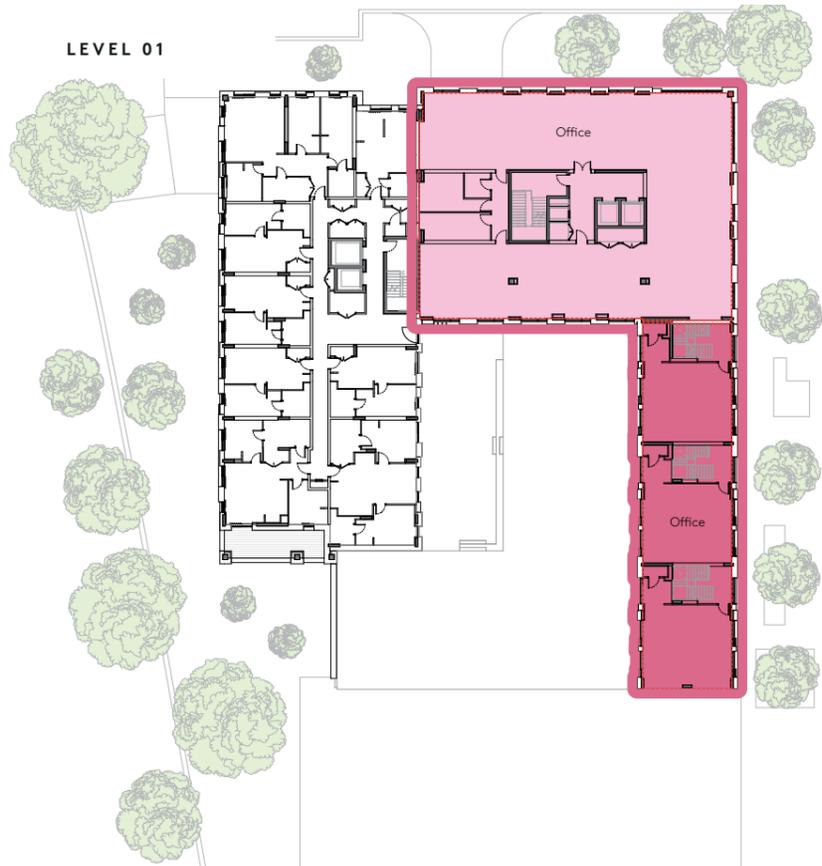


- B1 - Office - A
— 538.00 m² (5790 sq ft)
- B1 - Office - B
— 183.94 m² (1990 sq ft)

02

FLOORPLANS - BLOCK A

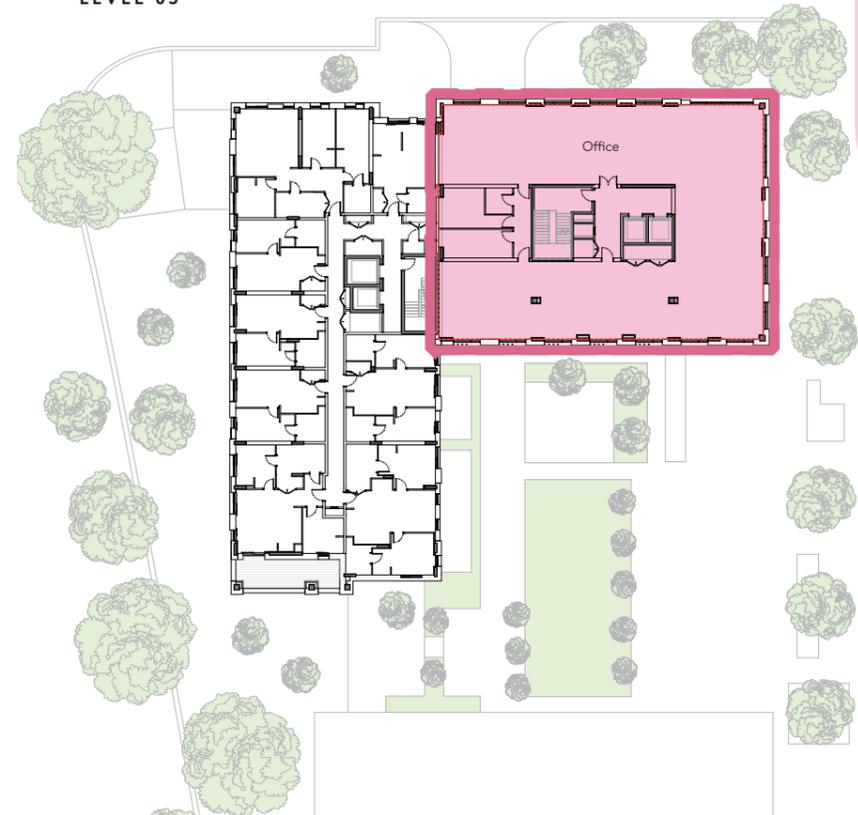
LEVEL 01



- B1 - Office - A
— 538.16 m² (5793 sq ft)
- B1 - Office -B
— 247.81 m² (2667 sq ft)

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LEVEL 03



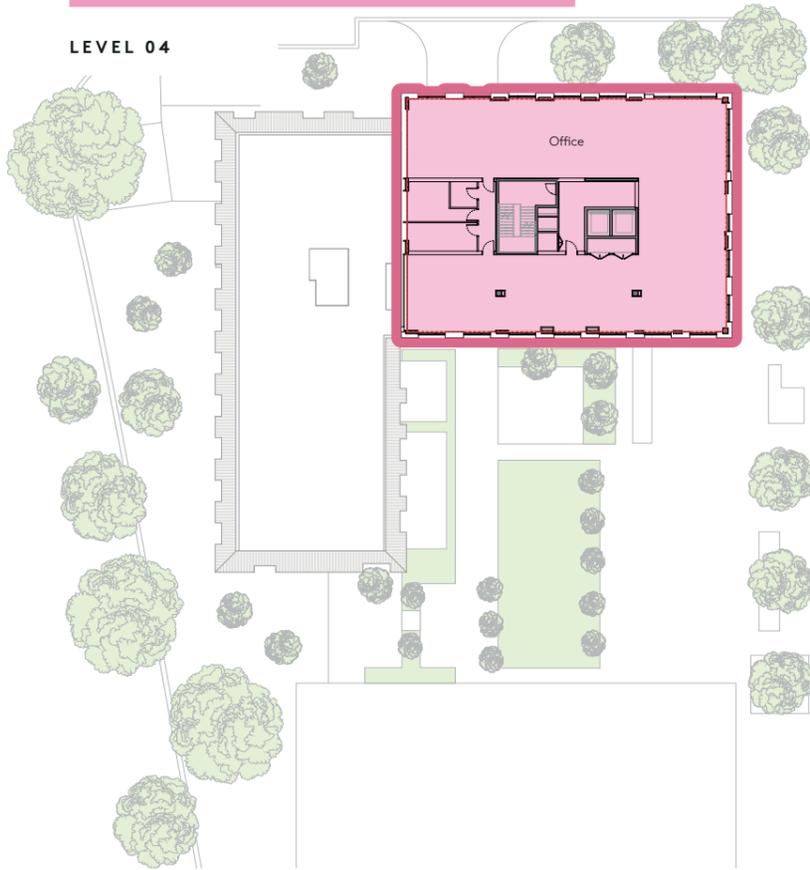
- B1 - Office
— 536.89 m² (5779 sq ft)

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BLOCK A - HQ OFFICE

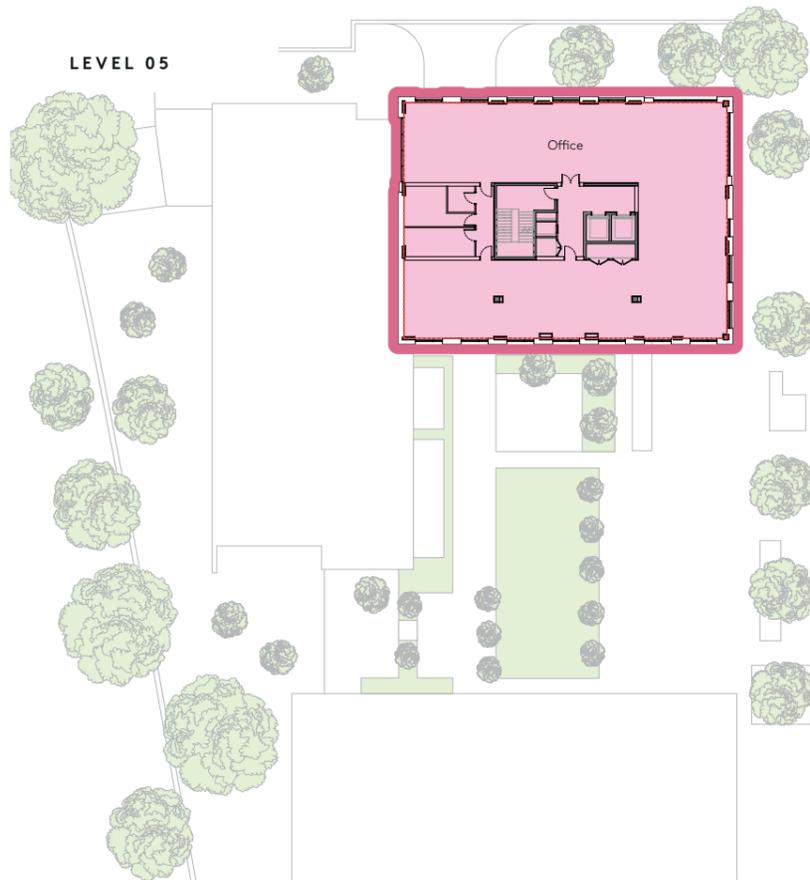
LEVEL 04



— B1 - Office
— 531.68 m² (5723 sq ft)

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LEVEL 05



— B1 - Office
— 531.68 m² (5723 sq ft)

LEVEL 06



— B1 - Office
— 323.41 m² (3481 sq ft)
— B1 - Plant
— 183.70 m² (1977 sq ft)

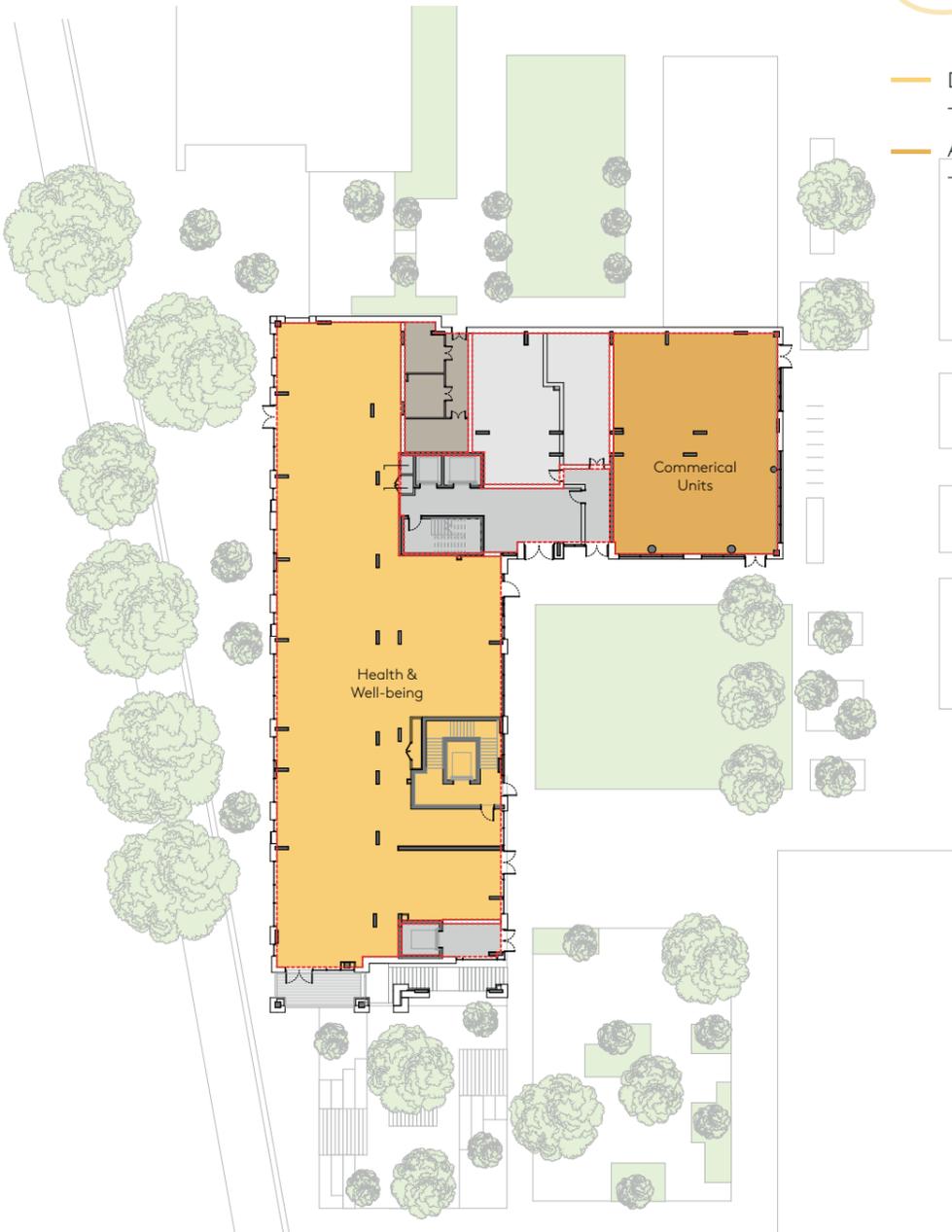
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BLOCK B - COMMERCIAL

GROUND FLOOR

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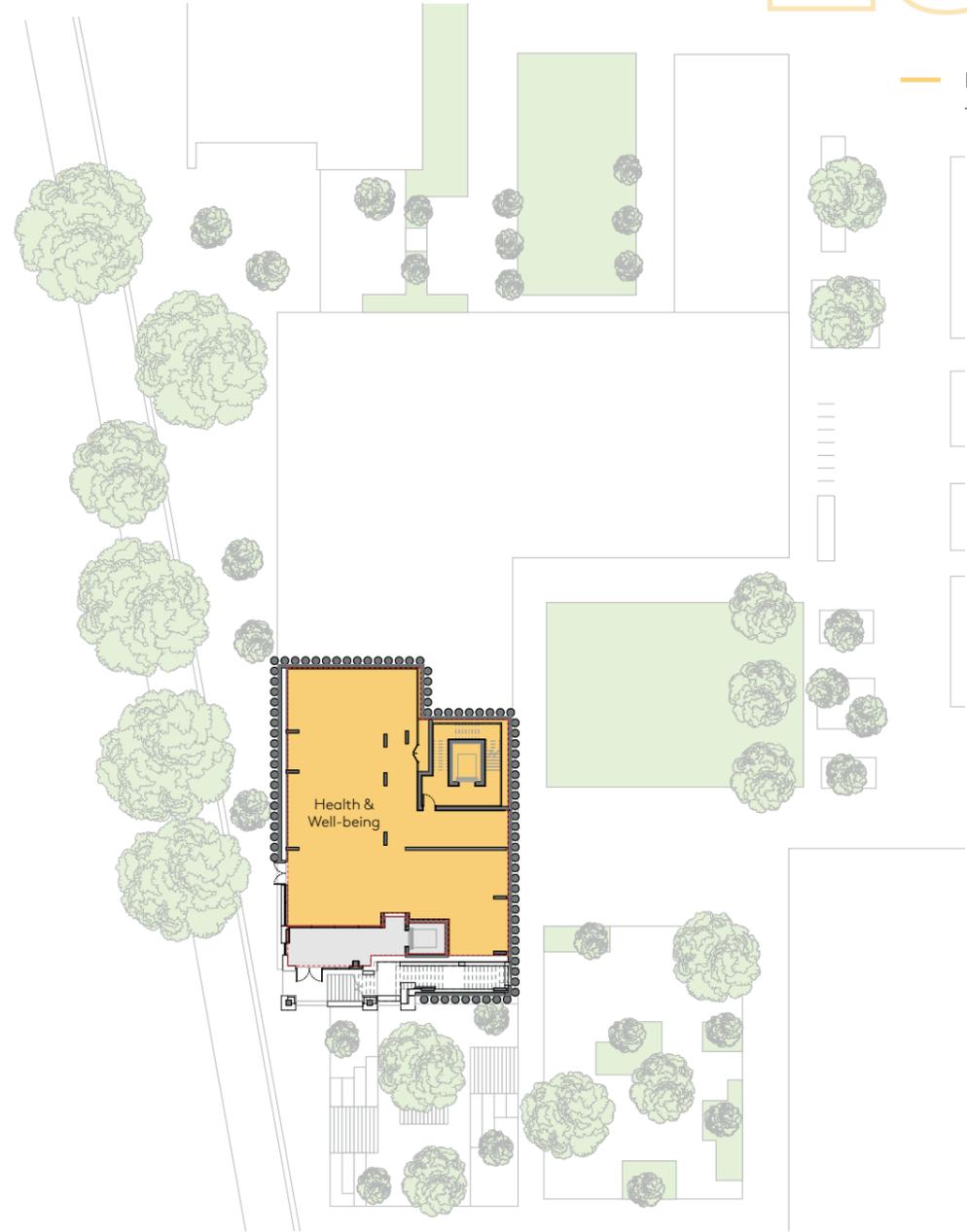
- D1 - Health & Well-being
— 657.30 m² (7075 sq ft)
- A1/A3 Unit
— 205.76 m² (2215 sq ft)



LOWER GROUND FLOOR

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- D1 - Health & Well-being
— 319.11 m² (3435 sq ft)



FLOORPLANS - BLOCK B

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BLOCK C - SME BUSINESS SPACE

GROUND FLOOR

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- MODA Works
— 478.14 m² (5146 sq ft)
- B1 - Commercial
— 89.99 m² (969 sq ft)

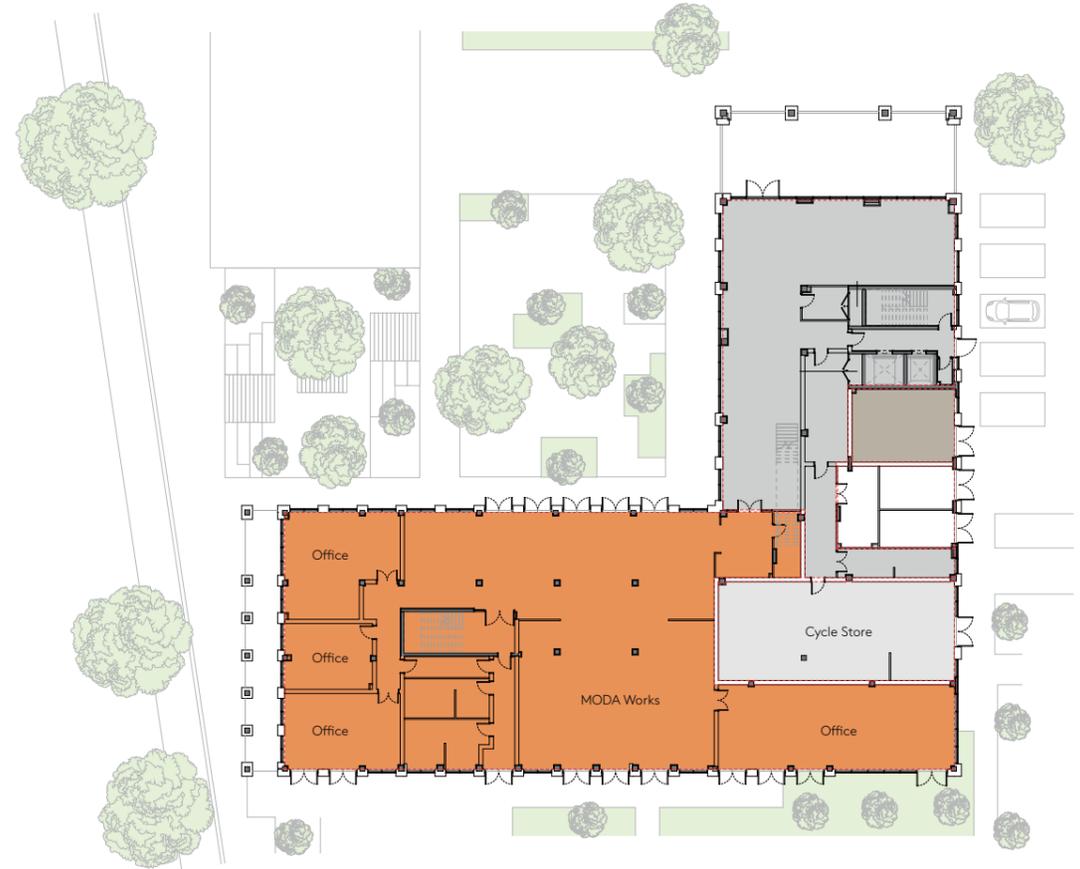


BLOCK D - MODA WORKS

GROUND FLOOR

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- MODA Works
— 710.93 m² (7652 sq ft)



WHAT'S THE BIG APPEAL?

BRIGHTON & HOVE



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. Brighton & Hove hosts global companies like American Express, GSK, Bupa, British Airways and LAG Group amongst many others.

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 AT HOME

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 £20K PA
- 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.



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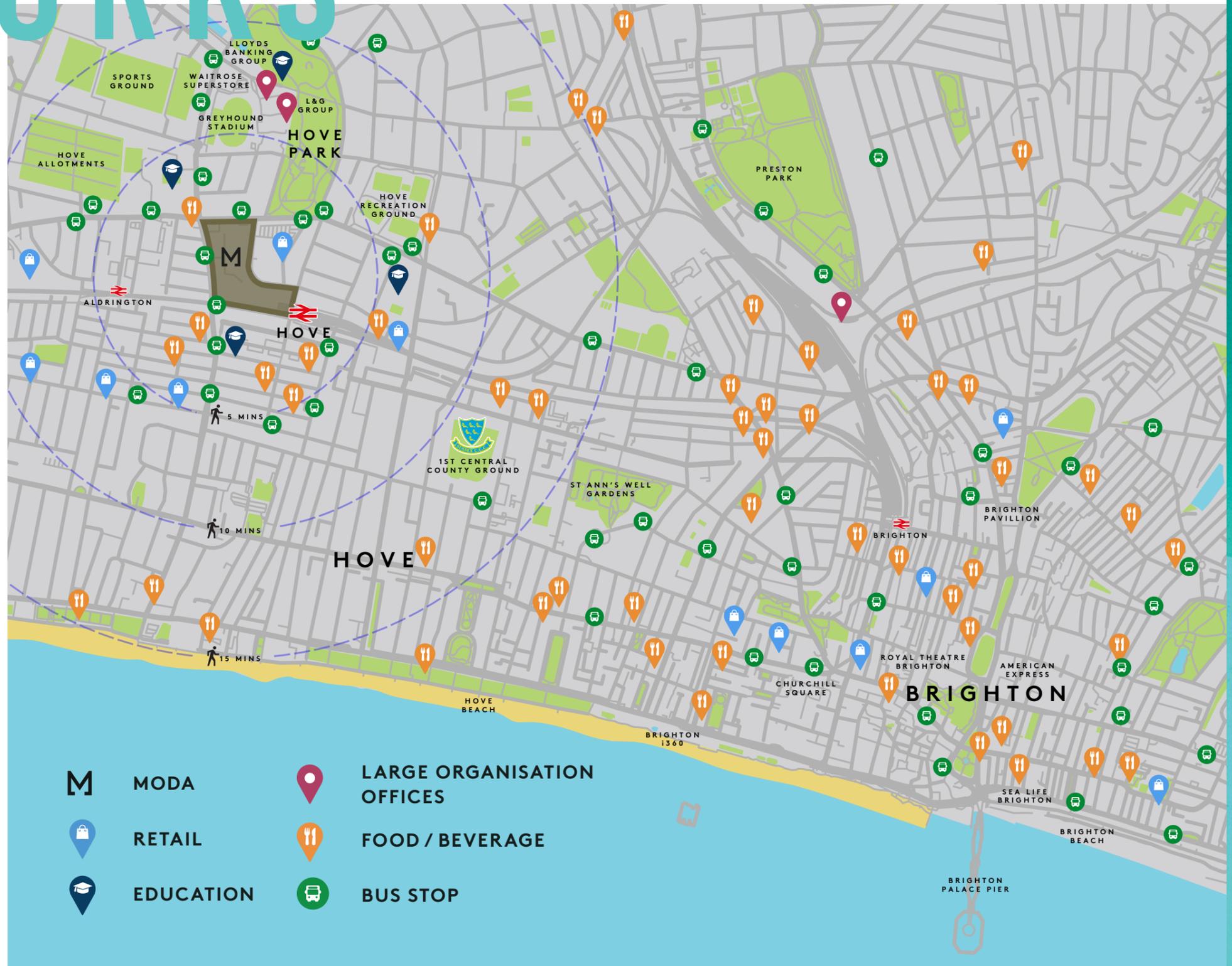
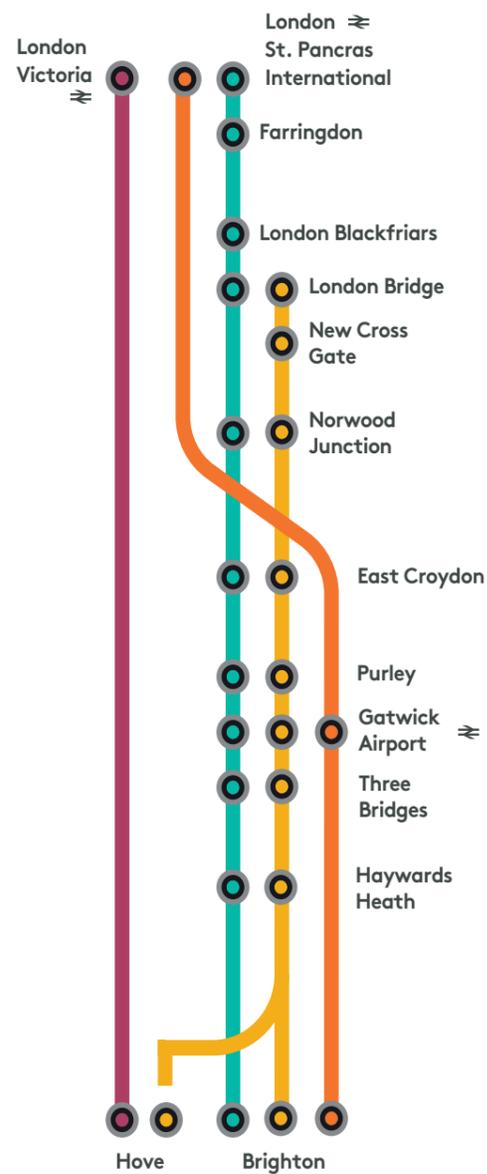
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GREAT NETWORKS

Brighton & Hove have outstanding links for both domestic and international travel. London is only an hour away by train and Gatwick is only a couple of stops.

	London to Brighton is approximately 50 miles	
	Gatwick Airport	25 Miles
	London Victoria	58 Mins
	London St. Pancras International	1 Hr 17 Mins
	London Bridge	1 Hr 17 Mins
	Gatwick Airport	30 Mins

CONNECTIVITY



-  MODA
-  LARGE ORGANISATION OFFICES
-  RETAIL
-  FOOD / BEVERAGE
-  EDUCATION
-  BUS STOP

OPEN YOUR DOORS



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 Brighton Centre



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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MODA

HOVE CENTRAL



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Hampton**



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