

BRIGHTON
& HOVE
MODA



COMMERCIAL OPPORTUNITY

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 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.

COMMUNITY

FOR ALL



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 VISION

MODA'S VISION FOR THE SACKVILLE ROAD 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 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.



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.



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

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

BLOCK B

BLOCK C

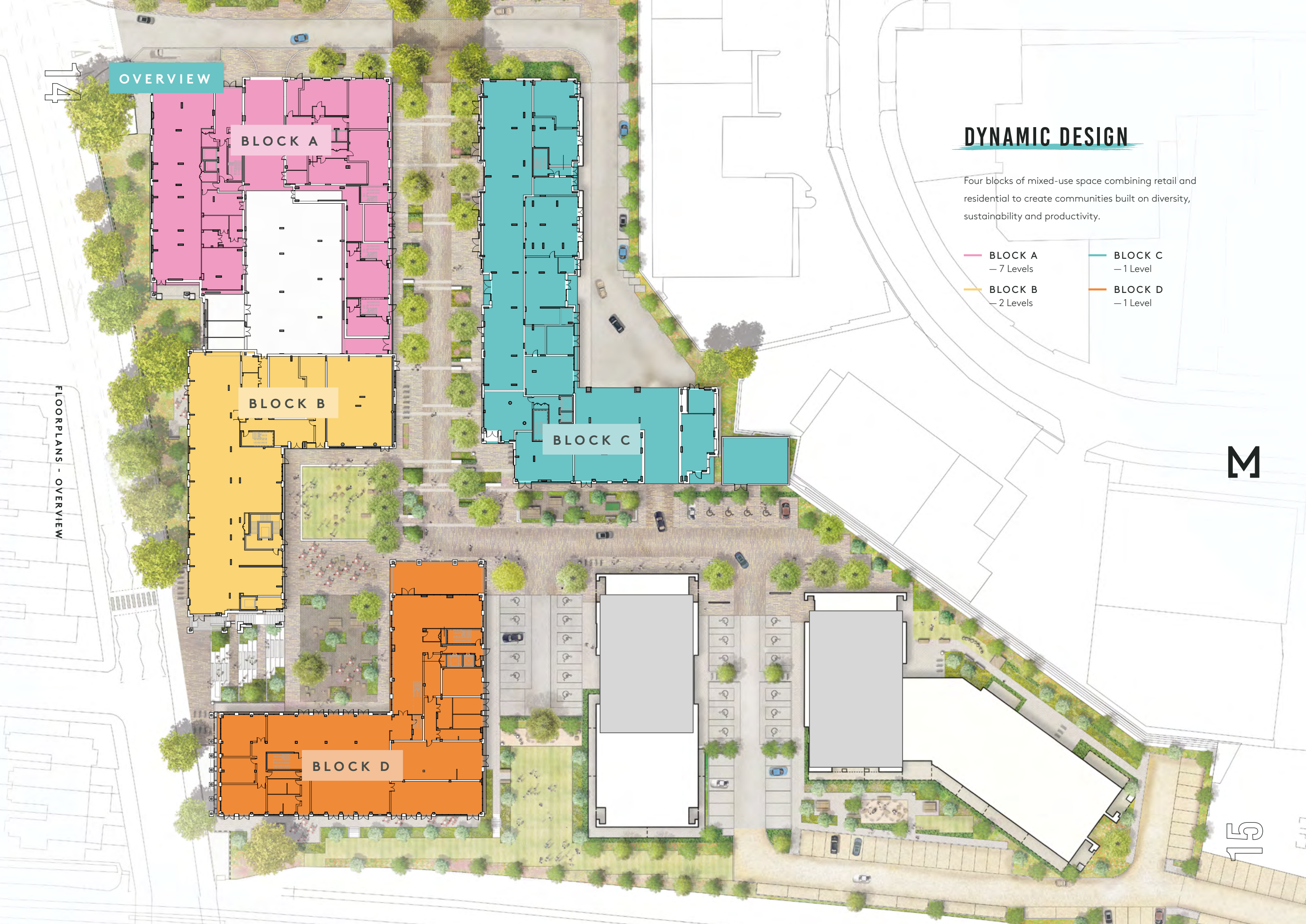
BLOCK D

DYNAMIC DESIGN

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

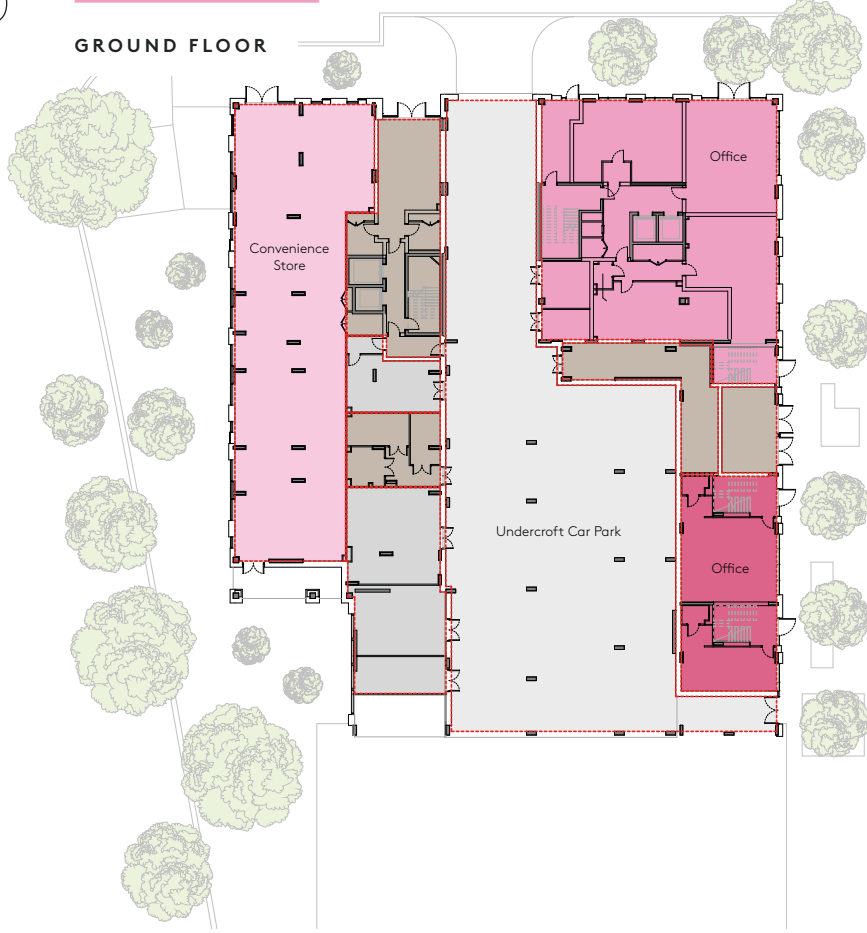
- BLOCK A - 7 Levels
- BLOCK B - 2 Levels

- BLOCK C - 1 Level
- BLOCK D - 1 Level



BLOCK A

GROUND FLOOR

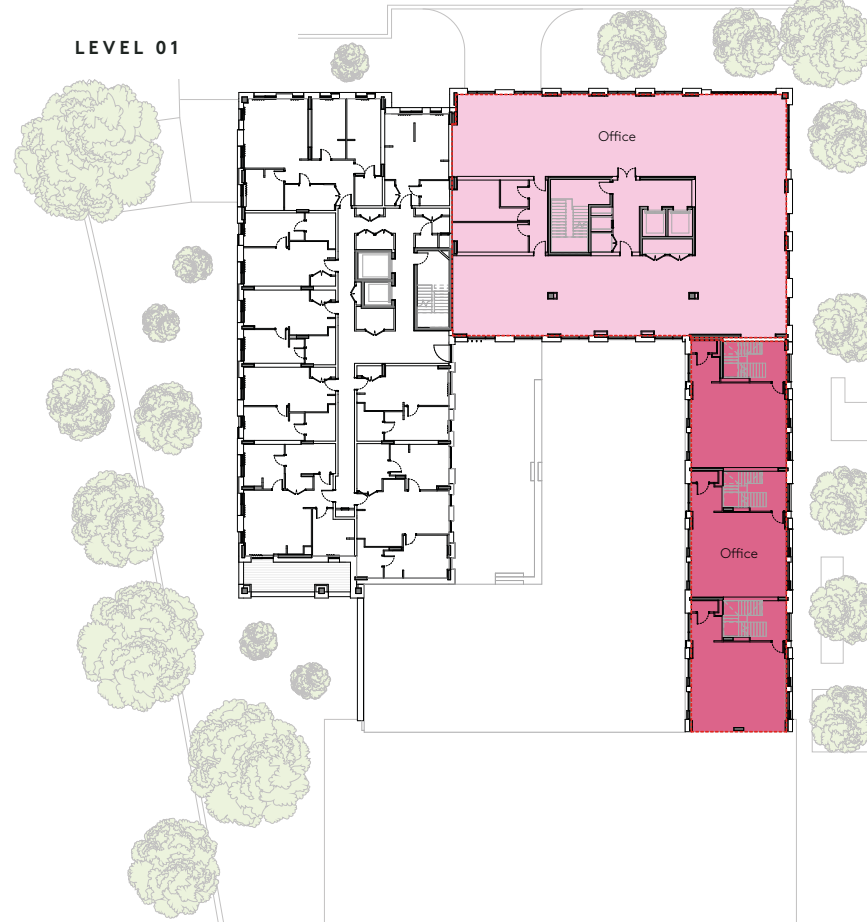


- Convenience Store
— 359.23 m²
- B1 - Office A
— 395.20 m²
- B1 Office B
— 137.13 m²
- Undercroft Car park
— 729.20 m²

GF

FLOORPLANS - BLOCK A

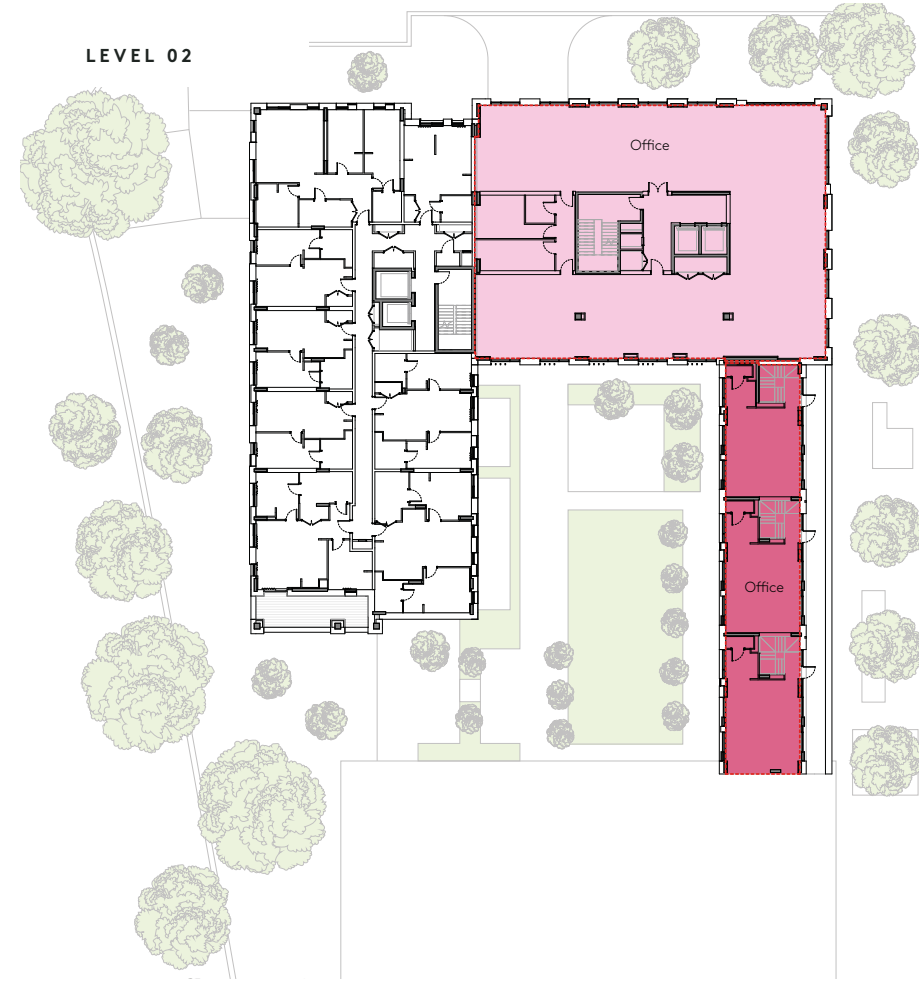
LEVEL 01



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

01

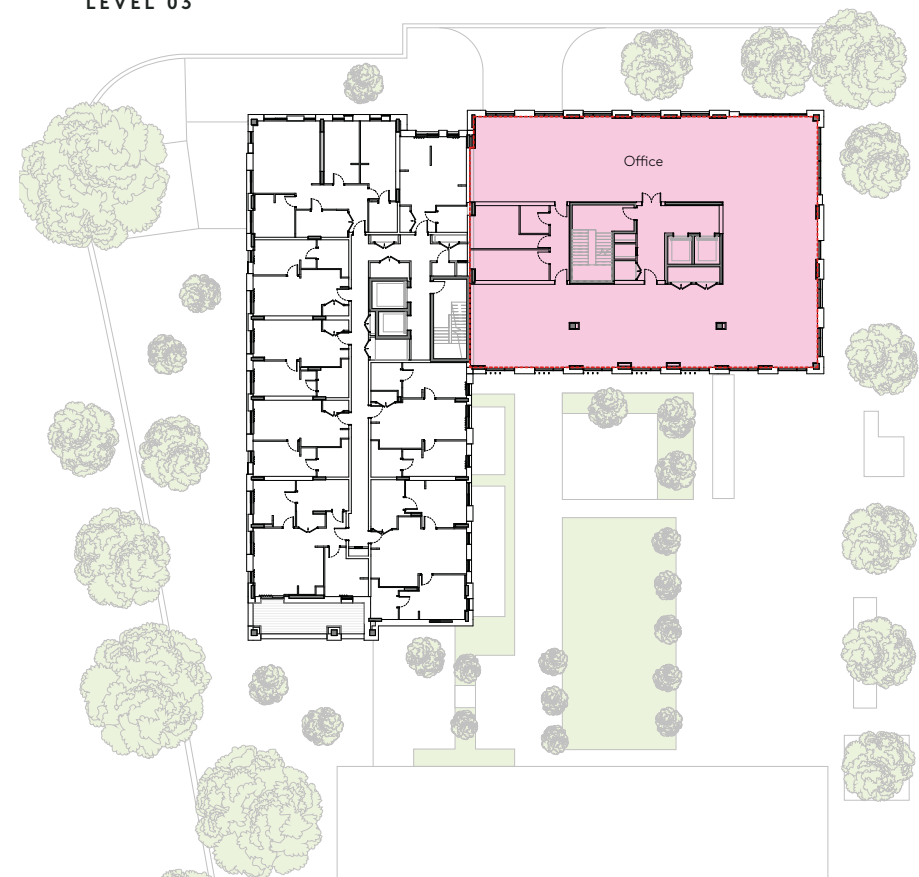
LEVEL 02



- B1 - Office - A
— 538.00 m²
- B1 - Office - B
— 183.94 m²

02

LEVEL 03



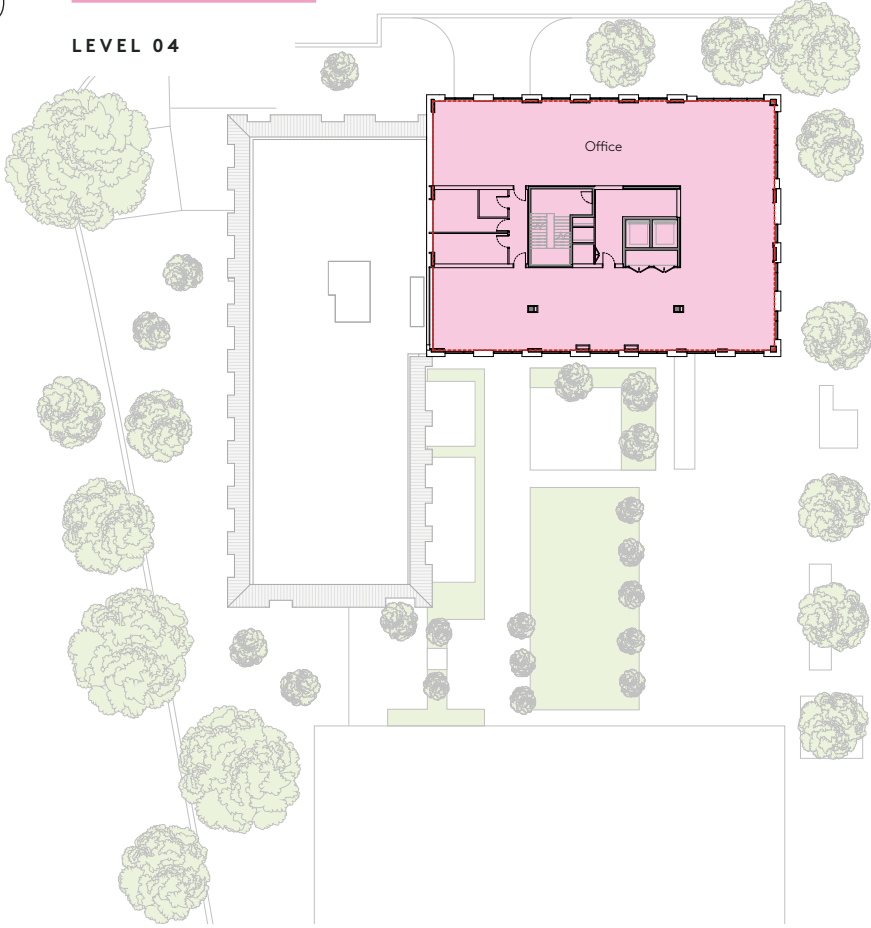
- B1 - Office
— 536.89 m²

03

M

BLOCK A

LEVEL 04

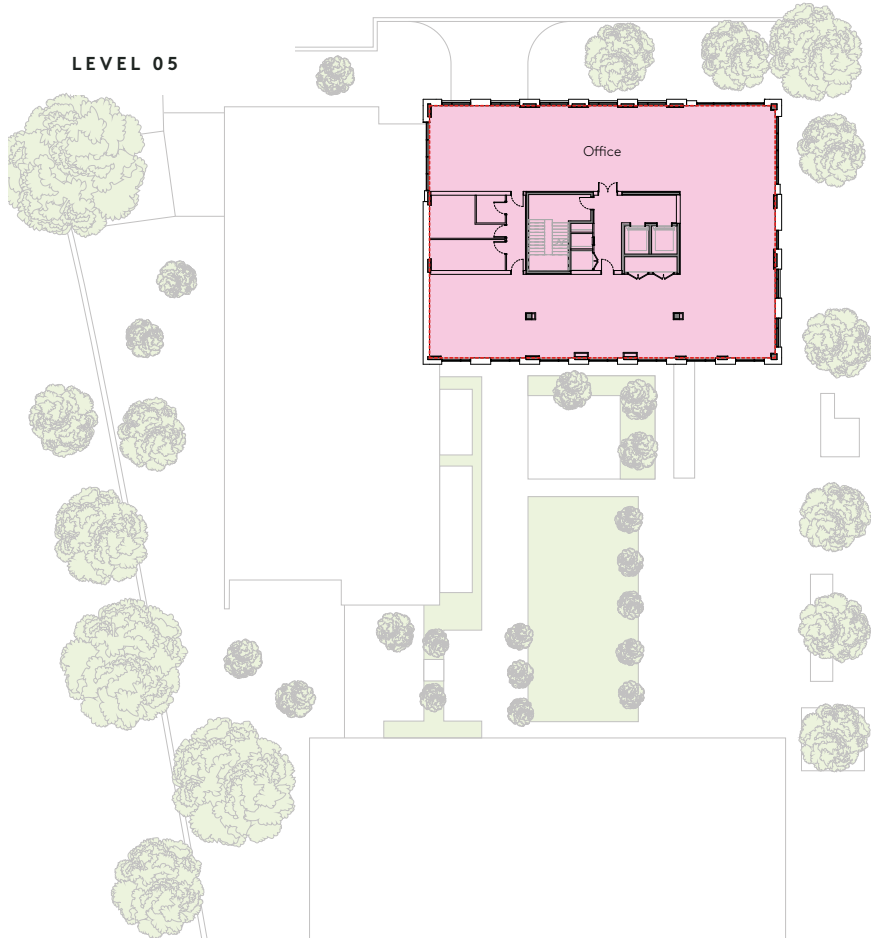


04

— B1 - Office
— 531.68 m²

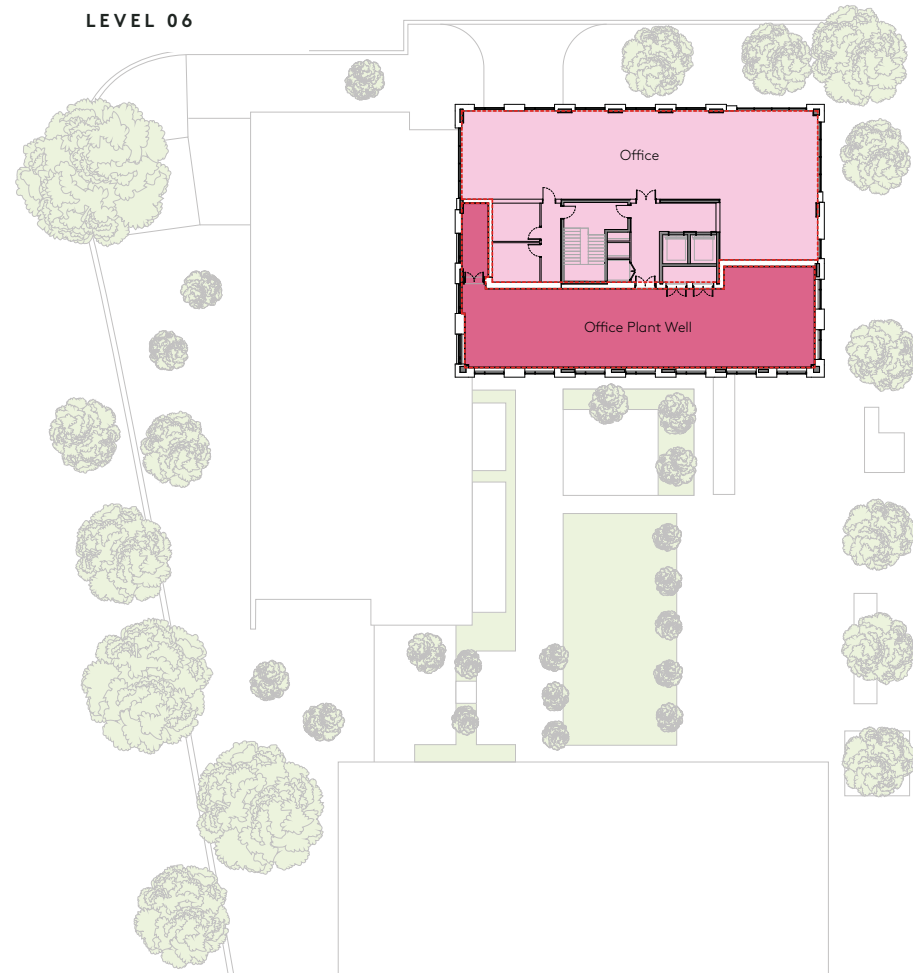
05

LEVEL 05



— B1 - Office
— 531.68 m²

LEVEL 06

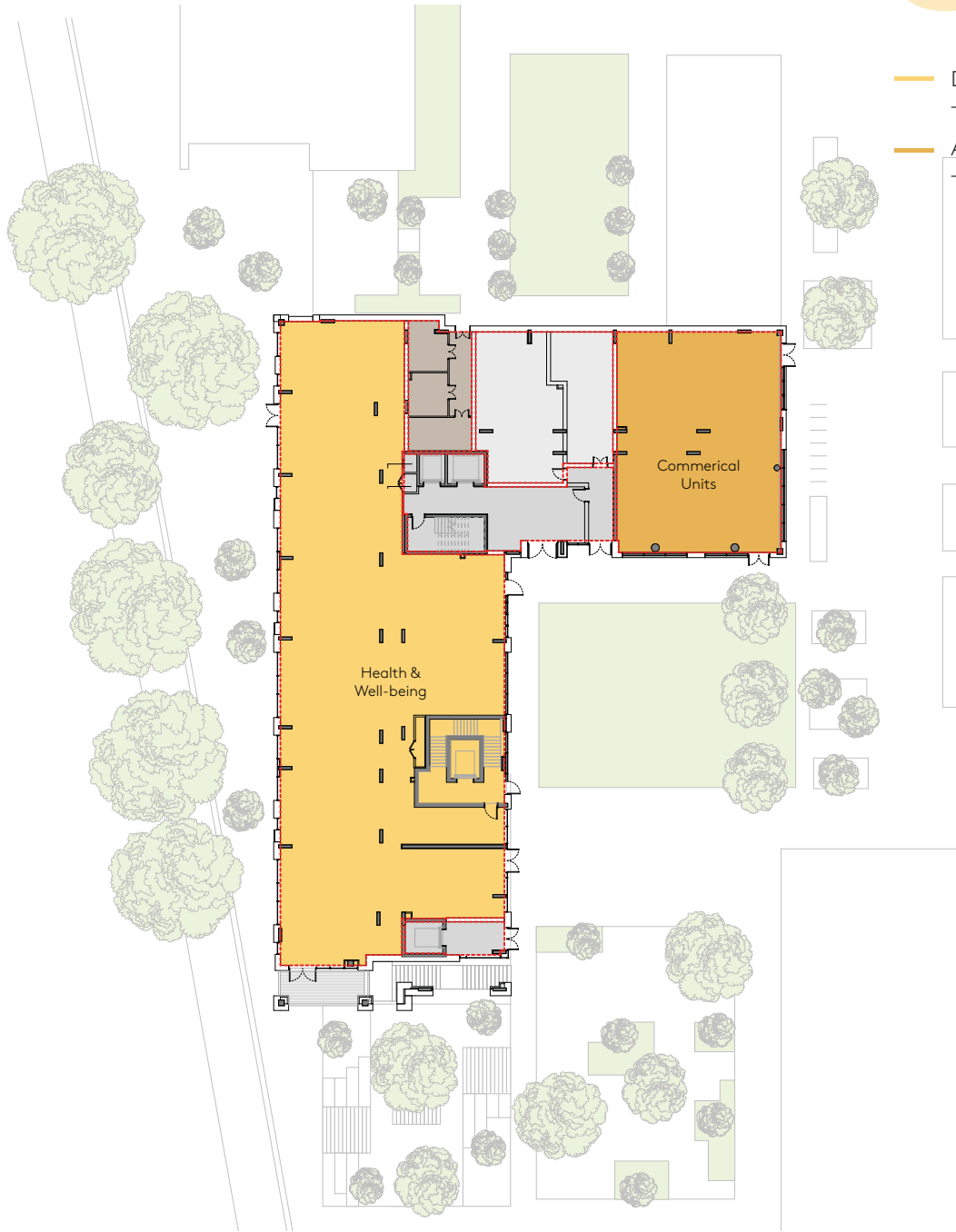


06

— B1 - Office
— 323.41 m²
— B1 - Plant
— 183.70 m²

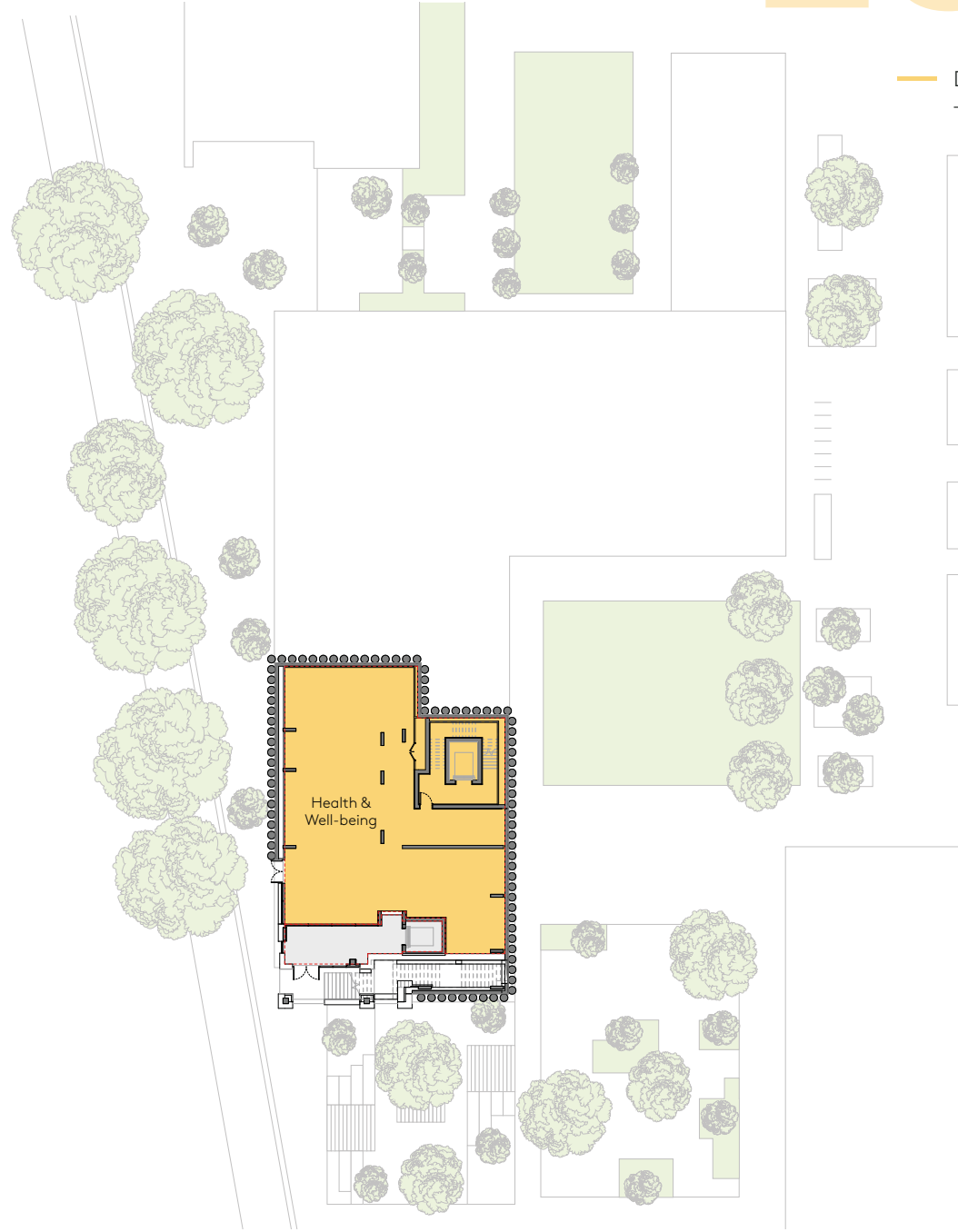
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FLOORPLANS - BLOCK B



- D1 - Health & Well-being — 657.30 m²
- A1/A3 Unit — 205.76 m²

LGF



- D1 - Health & Well-being — 319.11 m²

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BLOCK C

GROUND FLOOR

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- MODA Works — 478.14 m²
- B1 - Commercial — 89.99 m²



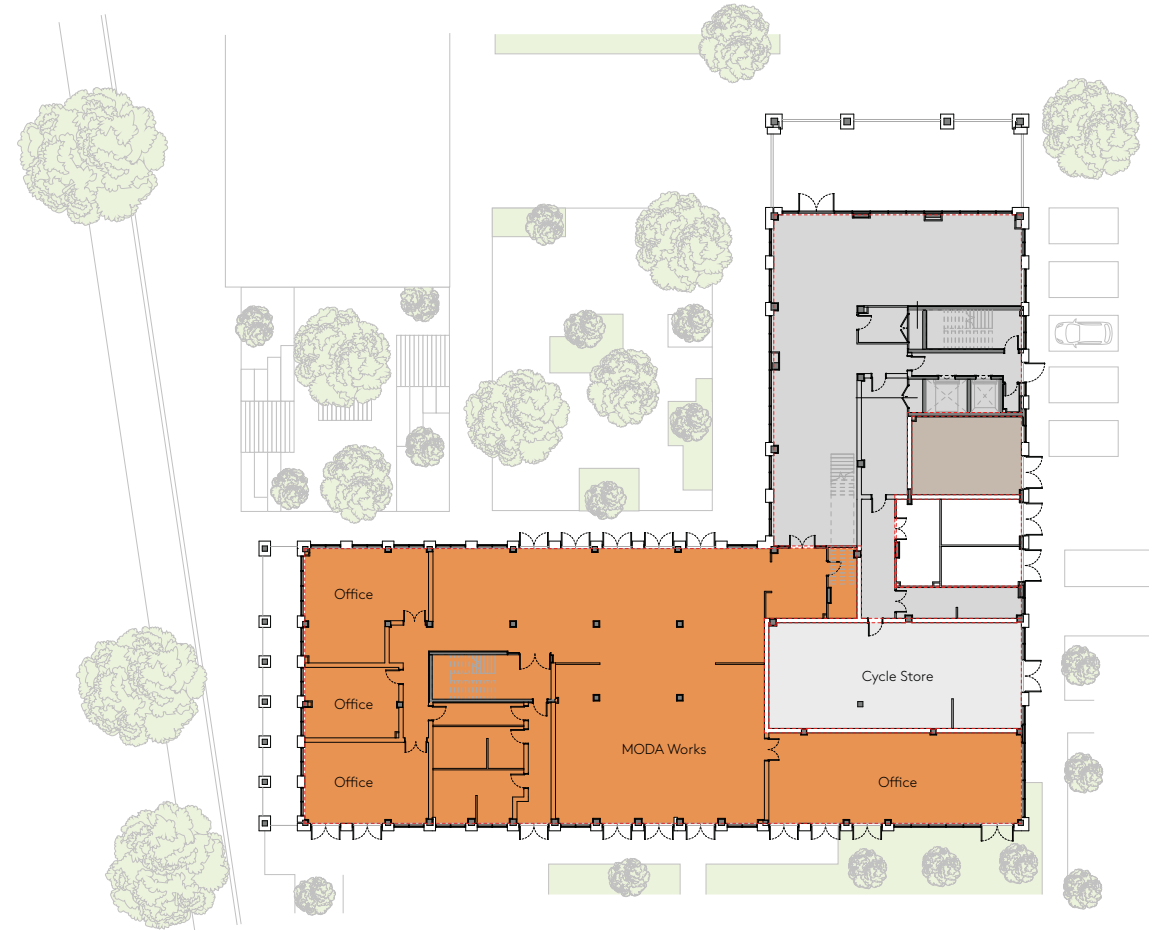
FLOORPLANS - BLOCK C/D

BLOCK D

GROUND FLOOR

- MODA Works — 710.93 m²

GF



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WHAT'S THE BIG APPEAL?



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 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 £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.



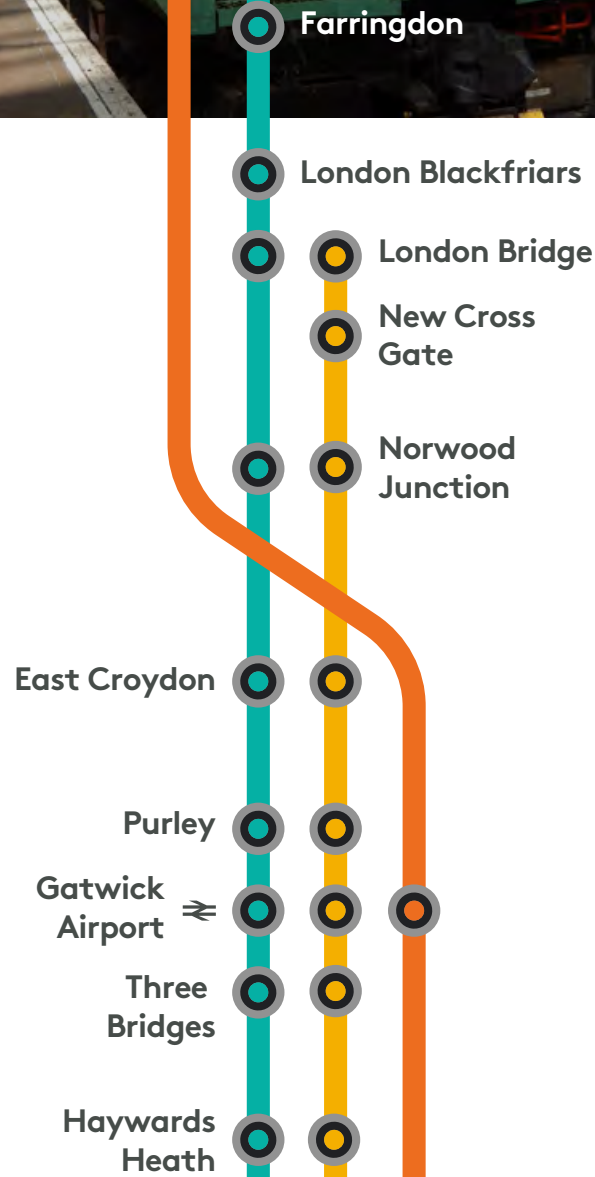
GREAT NETWORKS

CONNECTIVITY



London Victoria

London St. Pancras International

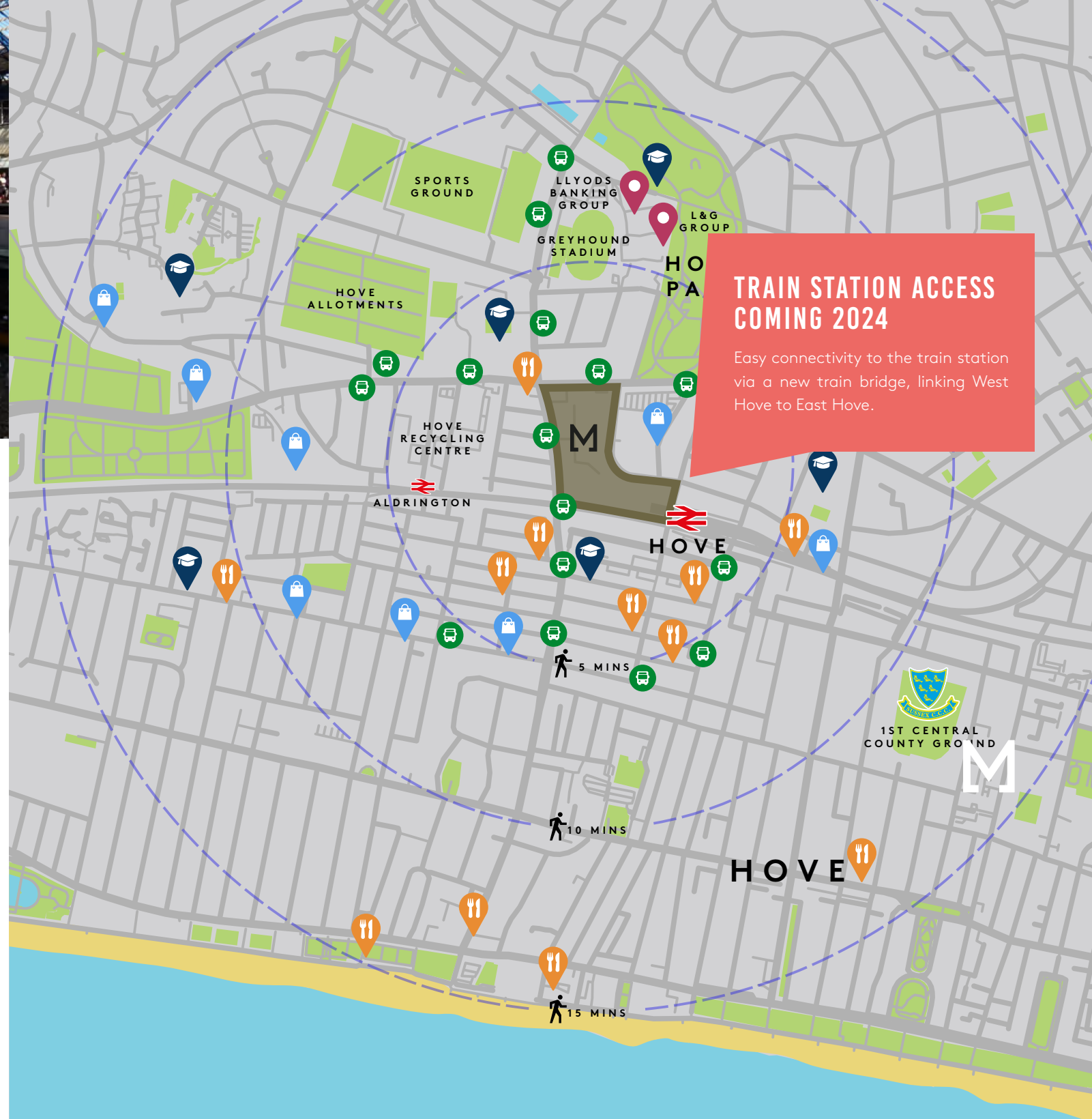


Hove

Brighton

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 away.

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



TRAIN STATION ACCESS COMING 2024

Easy connectivity to the train station via a new train bridge, linking West Hove to East Hove.

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

SPACES TO LIVE, WORK, SHOP AND PLAY.



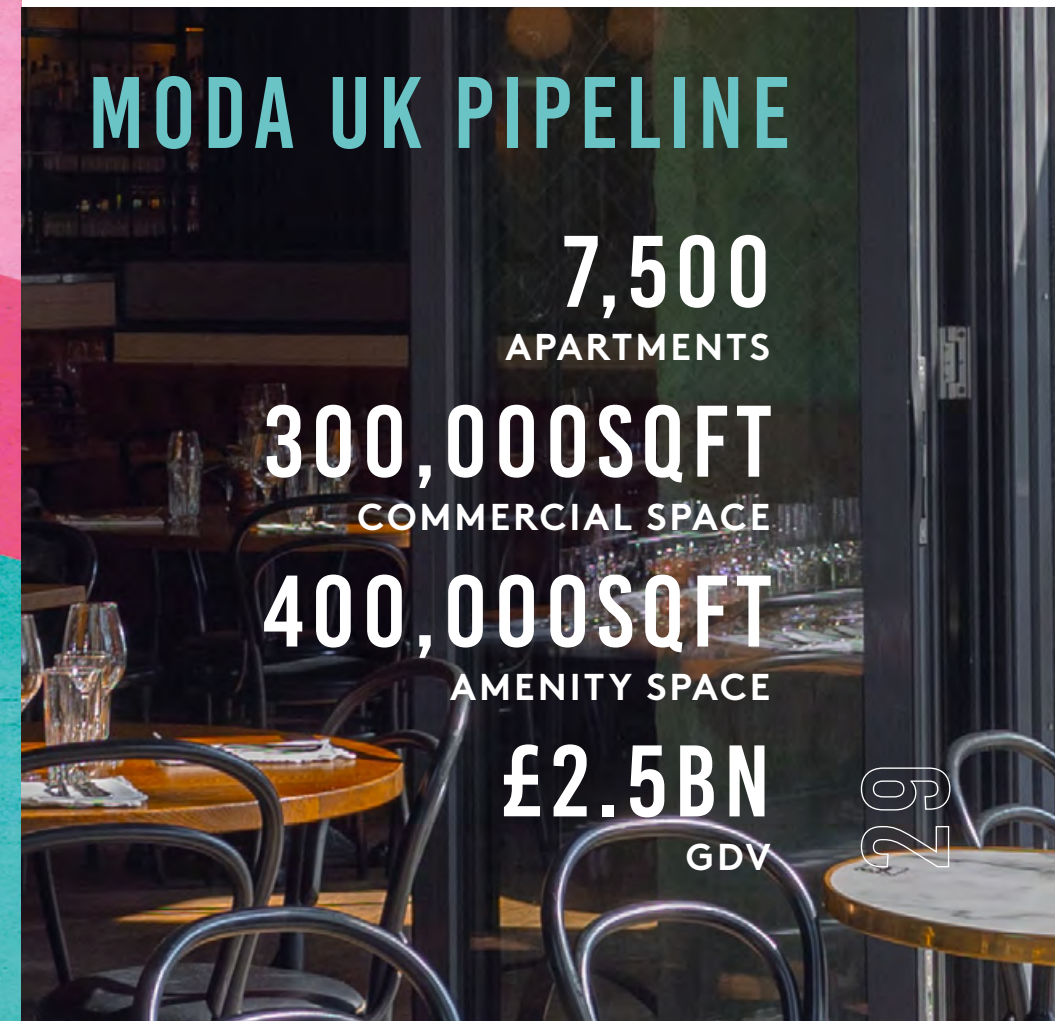
MODA UK PIPELINE

7,500
APARTMENTS

300,000SQFT
COMMERCIAL SPACE

400,000SQFT
AMENITY SPACE

£2.5BN
GDV





MODA HAS A CLEAR OBJECTIVE OF PIONEERING POSITIVE CHANGE TO THE UK RENTAL LANDSCAPE. CHALLENGING THE RENTAL NORM, MODA DOESN'T CHARGE DEPOSITS OR FEES AND PETS ARE WELCOME.

CREATING NEXT GENERATION NEIGHBOURHOODS

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.





THE RESIDENTS

WHO LIVES IN A MODA NEIGHBOURHOOD?



The Residents

25-45 YEARS OLD

CAREER BUILDERS
AND MANAGERS

EARLY ADOPTERS OF TECH

HIGH DISPOSABLE INCOME

COLLABORATIVE AND WANT
TO BE PART OF A COMMUNITY

LIKES

- Going out and leisure activity
- Co-working and collaboration
- Follows trends in tech and fashion
- Food and drink - delivery/eat in

LIKELY EMPLOYMENT

- Creative agencies
- Managers in large corporates
- Influencers
- Entrepreneurs and freelancers



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