

MODA
THE LEXINGTON

LIVE THE MODA LIFE

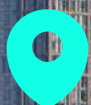
IN LIVERPOOL



LIVERPOOL, ARE YOU READY?

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MODA
THE
LEXINGTON



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LIVER BUILDING

WELCOME HOME

AMENITIES

YOUR NEW NEIGHBOURHOOD

APARTMENTS

MYMODA APP

PG 6

PG 8

PG 22

PG 28

PG 44

FANCY SOMETHING EXTRA?

MODA+CO.

IN THE AREA

PART OF THE FAMILY

PG 46

PG 44

PG 46

PG 50

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A NEW LANDMARK FOR WATERFRONT LIVING

Rising proudly on Liverpool's iconic docks, The Lexington brings 325 interior-designed apartments to the city's famous skyline. Inspired by New York style and Liverpool spirit, it's a neighbourhood where heritage meets modern living.

With state-of-the-art amenities, unrivalled service and panoramic views across the waterfront, The Lexington is the ultimate address for city life by the river.

WELCOME HOME



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MEET WILL, THE LEXINGTON'S GENERAL MANAGER, HERE TO HELP YOU LIVE THE MODA LIFE TO THE FULLEST.



I'm Will, General Manager here at Moda, The Lexington - and I'm thrilled to welcome you to Liverpool's iconic waterfront.

Set high above the River Mersey, The Lexington offers some of the best views in the city - and an unbeatable lifestyle to match. Our job is to make every part of your Moda experience seamless. From the moment you move in, we're here to take care of the details so you can focus on living life your way.

Our team is on hand 24/7 to support you, whether you need a restaurant recommendation, help with a parcel, or just a friendly face. With the MyModa app, you've got it all in one place - report maintenance, book events, explore local gems, or reserve spaces across the building.

Want to get involved in the community? Join regular resident socials, hit the gym, relax on the roof terrace, or catch a film in the cinema room. Planning a night

in? Book the private dining room and host your own dinner party with that epic Mersey view as your backdrop.

You're also part of the wider Moda family, connected to neighbourhoods across the UK. Travelling? Let us know - we'll help you stay at another Moda home.

For now, settle in, explore the building, and come say hello. We're here to make The Lexington feel like home.

Will Powell
General Manager, Moda, The Lexington

CONCIERGE SERVICES



24hr concierge team



On-site maintenance and repairs



Safe and secure - CCTV 24/7



Amenity bookings and support



Resident events

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LIVE
MORE

GET
MORE



THE MODA WAY OF LIVING

At Moda, we don't just offer a place to live - we create a lifestyle. From pet-friendly spaces to stunning roof terraces and free 250mpbs Wi-Fi, everything is designed to make life easier and more enjoyable. Whether you're hosting friends or relaxing in style, comfort and convenience are always included. Welcome to the new standard of living.



Private dining room

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Bespoke interior designed furniture



24hr gym



Private dining room and BBQ



Residents sky lounge



Screening room



Extensive wellbeing programme



Rooftop terraces



Resident events and pop-ups



Samsung integrated appliances



24hr concierge team and parcel management



MyModa resident app



Pet friendly



Free superfast Wi-Fi



Exclusive partnerships



Co-working spaces and meeting room



Accessible homes and amenities



Safe and secure - CCTV 24/7



Bike storage



Parking



On-site maintenance and repairs



Cinema and media room

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Private dining room



Private dining room

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DINNER PARTIES LEVELLED UP

Our private dining room is made for memorable moments - think stylish interiors, dramatic views across the Mersey, and space to host it your way. Whether you're into ten-course tastings or a relaxed dinner with friends, the space is ready to host. You can even hire a private chef to bring the restaurant to you!



Interior-designed dining spaces.



Fully equipped for your dinner party needs.



Seating up to 18 guests.

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BECAUSE EVERY WORKDAY SHOULD FEEL LIKE A FRIDAY

Need to focus or have that big meeting? Our co-working spaces are more than just desks - they're creative hubs designed for your productivity and success. Grab a comfy seat and plug in. Plus, for those all important meetings, our fully-equipped meeting rooms are ready to impress.



Flexible spaces for individuals and teams.



Free superfast Wi-Fi and tech-ready rooms.



Dedicated call and meeting spaces.



Tea, coffee and refreshments.



Perfect for getting things done, from casual brainstorming to important pitches.

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THE HOME CINEMA YOU ALWAYS NEEDED

Movie nights just got better. Our screening room is your perfect entertaining paradise, with plush seating, a state-of-the-art screen and immersive sound system. Settle in with friends, dim the lights, and enjoy an Oscar-worthy evening - no tickets required. Prefer a gaming session instead? The console is ready when you are.



High-definition screen and surround sound.



Super comfy seating for up to 18.



Gaming console for epic play sessions.



LOOKING AFTER YOUR WELLBEING

Whether you're an early riser or a midnight fitness warrior, our 24-hour gym has got your back - complementary to all residents. With everything from cardio machines to weights, plus plenty of space to move, it's the perfect spot to break a sweat whenever you feel like it. No excuses, just results.



Open 24/7 to fit with your schedule.



Fully equipped with state-of-the-art Matrix machines, weights and functional space.



Perfect for a quick workout or a full training session.



THE SKY'S THE LIMIT

Take a breath of fresh air and a moment to enjoy the views from our stunning rooftop terraces. Whether it's a summer BBQ, a resident social, or simply time to unwind above the city, this space is perfect for soaking up the Liverpool skyline. The best part? It's all yours to enjoy whenever the mood strikes.



Relaxed seating and perfect spots to unwind.



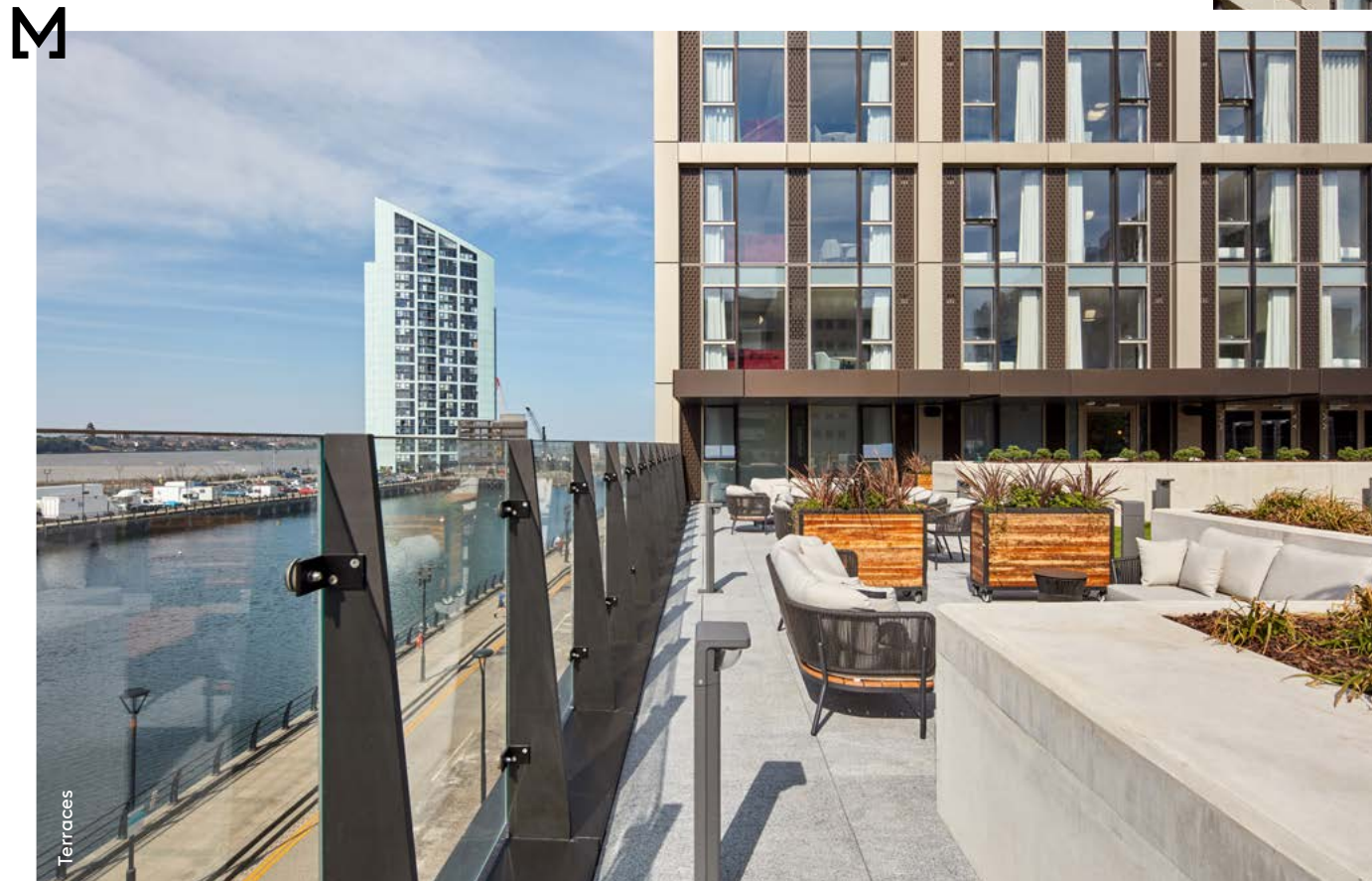
Breathtaking views of the Liverpool skyline.



Outdoor BBQ area



Ideal for sunset drinks, social hangouts, or just a social escape.



Terraces



Terraces

YOUR NEW NEIGHBOURHOOD

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LIFE STARTS HERE

Set on Liverpool's iconic Princes Dock, The Lexington brings New York-style living to the Mersey. Think high-rise energy, sleek social spaces, and everything you need under one roof. Watch the sun set from the roof terrace, get moving in the gym or studios, or plug in and get productive in the lounge. This is city living, levelled up - so settle in, meet your neighbours, and make it yours.

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IN THE AREA

At Princes Dock, heritage meets high-rise living. Enjoy waterside walks, rooftop drinks, and easy access to the best of the city — from Albert Dock and Liverpool ONE to the business district and beyond. Everything you need, right on your doorstep.

SHOPPING

SAINSBURY'S LOCAL 8

1 min | L3 1DJ

Perfect for everyday essentials and fresh groceries, just steps from your front door.

TESCOS EXPRESS 9

5 min | L1 6DA

Quick pit stop for snacks, essentials, and coffee in the city's stylish retail heart.

LIVERPOOL ONE 10

7 min | L1 8JQ

Massive open-air retail and leisure destination with shops, restaurants, cafés and cinemas. Visit liverpool-one.com

ROYAL ALBERT DOCK 11

7 min | L3 4AD

Liverpool's historic dock transformed into a vibrant hub of bars, restaurants, shops and museums - the city's must-see waterfront destination. Visit albertdock.com

M&S FOODHALL 12

7 min | L1 8BJ

Premium supermarket offering fresh produce and quality essentials in the heart of Liverpool ONE.

EATING & DRINKING

CHEZ MAL BRASSERIE & BAR 13

2 min | L3 1QZ

Modern British brasserie with a French twist, fired-up grill flavours and dockside ambience.

BEAN COFFEE 14

1 min | L3 1DJ

Waterside café serving specialty brews, great coffee and light bites in a relaxed setting. Visit beancoffee.co.uk

MOOSE COFFEE 15

2 min | L2 4TQ

Independent café inspired by New York breakfast culture — think hearty brunch, strong coffee. Visit moosecoffee.co



CARGO SEAFOOD RESTAURANT 16

3 min | L3 1BD

Fresh fish and seafood with waterfront views and a laid-back lounge area. Visit cargoseafoodrestaurant.co.uk

IVY LIVERPOOL 17

8 min | L2 4TA

A luxurious brasserie offering modern British cuisine in an elegant, fashionable setting. Visit ivycollection.com

THE ALCHEMIST 18

7 min | L2 0UU

Theatrical cocktails and immersive bar experience in an atmospheric urban setting. Visit thealchemistbars.com

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Belzan

THE PHILHARMONIC DINING ROOM

19

6 min | L1 9BX

A Grade I-listed Victorian pub, renowned for its ornate architecture and elegant charm. A true Liverpool classic. Visit [nicholsonspubs.co.uk](https://www.nicholsonspubs.co.uk)

BELZAN

20

10 min | L15 3JJ

A Michelin-Guide featured bistro offering casual fine dining with a seasonal, locally sourced menu—warm, inventive and distinctly Liverpudlian. Visit [belzan.co.uk](https://www.belzan.co.uk)

PANORAMIC 34

21

8 min | L3 9PJ

High-altitude dining with sweeping views of the city—perfect for memorable meals with skyline vistas. Visit @ [panoramic34liverpool](https://www.panoramic34liverpool.com) on Instagram

ARTS & MUSIC

THE CAVERN CLUB

22

10-12 min | L2 6RE

Legendary Beatles venue and Liverpool's musical heart - still hosting live bands every night. Visit [cavernclub.com](https://www.cavernclub.com)

GEORGIAN QUARTER MUSIC SCENE

23

9 min | M1 1DF

Great bar/music venues around Hope Street—live indie gigs, jazz nights, open-mic sets and more. As well as the Philharmonic Hall!

TATE LIVERPOOL

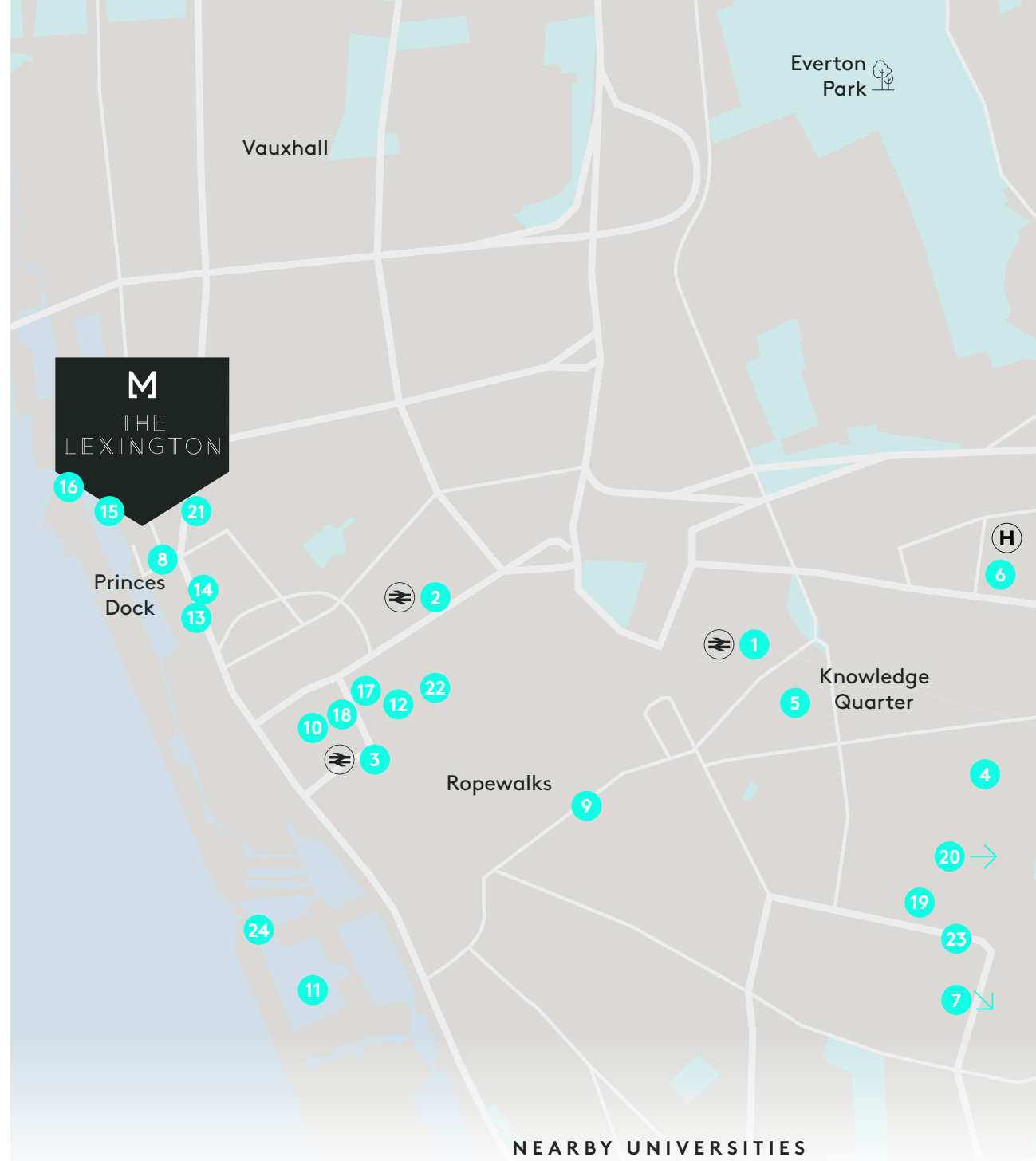
24

8 mins | L3 1BP

One of the UK's most visited galleries outside London, home to world-class modern and contemporary art. Visit [tate.org.uk/visit/tate-liverpool](https://www.tate.org.uk/visit/tate-liverpool)



Tate Liverpool



NEARBY TRANSPORT

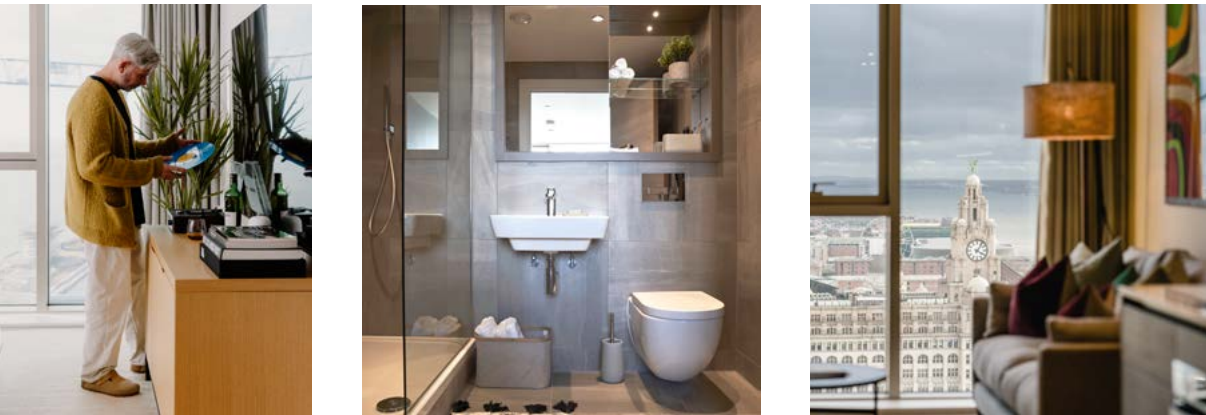
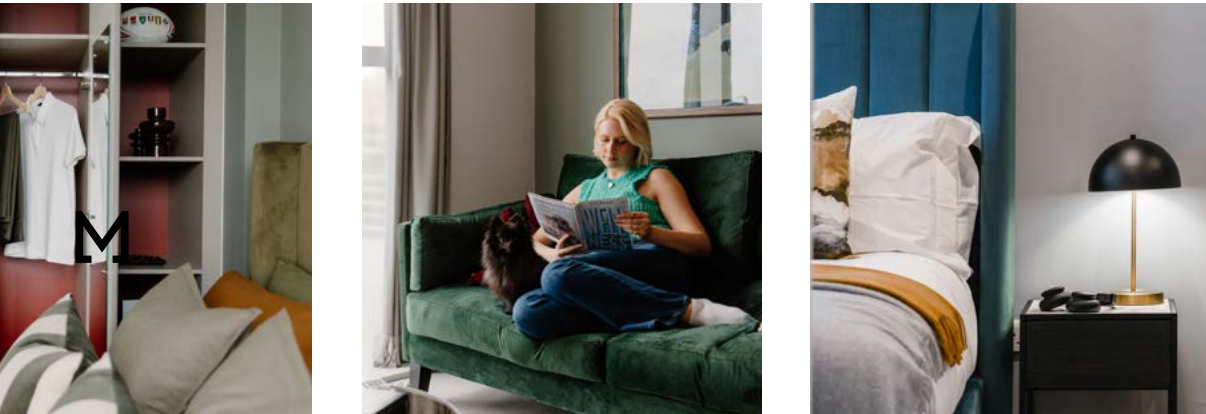
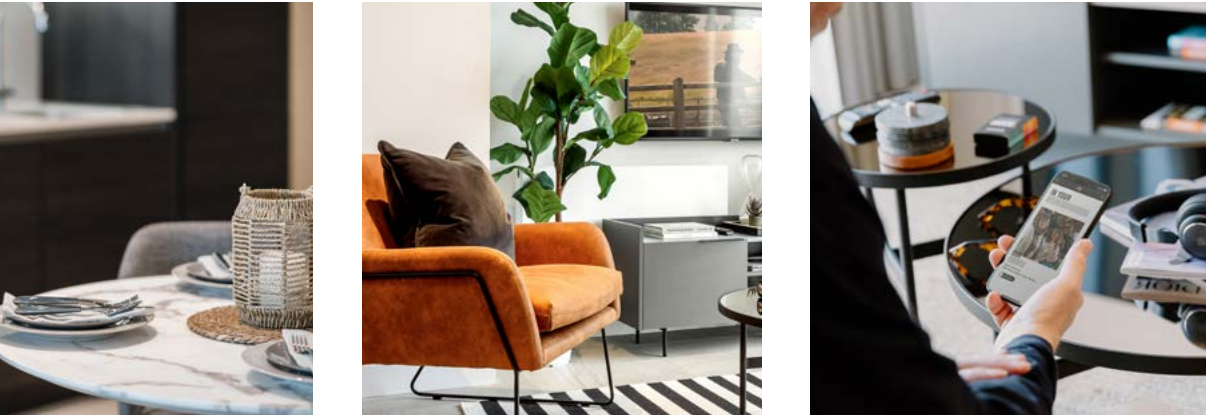
- 1 Liverpool Lime Street station 9min
- 2 Moorfields Metro station 7min
- 3 James Street station 10min

NEARBY UNIVERSITIES & HOSPITALS

- 4 University of Liverpool 14min 11min
- 5 Liverpool John Moores University 12min 9min
- 6 Royal Liverpool University Hospital 32min 11min
- 7 Liverpool Women's Hospital 30min 10min

HOMES CREATED M AROUND YOU





INCLUDED IN YOUR RENT



Free superfast Wi-Fi.



Secure fob access.



Everything on from day one, no fiddling about with wires and engineers just log-on and tune in!



Built-in storage — floor-to-ceiling wardrobes in bedrooms and additional utility cupboards in hall and living areas.



Samsung appliances including kitchen hobs and oven.



Cooling and underfloor heating throughout the apartment.

INTERIOR DESIGNED HOMES

Experience sleek kitchens featuring premium Samsung appliances, open-plan spaces with stunning views, inviting bespoke bedrooms, and spa-like bathrooms. With state-of-the-art technology throughout, this is better living.

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KITCHEN

Integrated Samsung appliances including hob, electric oven with dual fan, built-in microwave and fridge-freezer, dishwasher and washer/dryer for ultimate convenience.

LIVING

Open-plan, light, and spacious, with floor-to-ceiling windows drawing natural light. Space to relax with a dedicated dining area with coffered ceiling and linear LED lighting. Many apartments also feature private balconies—extending living space.

BEDROOMS

Bespoke ottoman storage king, double, 3/4 and single beds with luxurious headboards, plus floor-to-ceiling wardrobes with full-length hanging rails for ample storage.

BATHROOMS

Contemporary porcelain tiling with deluxe sized rainfall showers and handset. Encompassed within a walk-in shower or deluxe bath, heated towel rail, plus bespoke bathroom cabinet with vanity light.

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STUDIO

40.1M² - 48.3M²



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Dedicated bedroom space with ottoman bed and floor to ceiling fitted wardrobes.



Bathroom with rainfall shower.



Open plan living with 2 or 3 seater sofa.



Fitted kitchen with dining space for two.



Comfort cooling and underfloor heating.



Large utility cupboard/storage.

1 BED

49.9M² - 76M²



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1 x bedroom with king/double bed and floor to ceiling fitted wardrobes.



En-suite bathroom with rainfall shower.



Comfort cooling and underfloor heating.



Open plan living with 3 seater sofa and lounge chair.



Fitted kitchen with dining space for four.



Large utility cupboard/storage.

2 BED

65.4 M² - 100.5 M²



2 x double bedrooms with king/double bed and floor to ceiling fitted wardrobes.



Open plan living with 3 seater sofa and lounge chair.



Available with double en-suites or house bathroom.



Fitted kitchen with dining space for four.



Comfort cooling and underfloor heating.



Large utility cupboard/storage and dedicated entrance hallway.

Available with balcony or Juliette balcony

3 BED

82.7 M² - 125.2 M²



1 x master bedroom with king bed and floor to ceiling fitted wardrobes.



En-suite bathroom and rainfall shower.



2 x additional bedrooms with king/double beds and floor to ceiling fitted wardrobes.



House bathroom with rainfall shower and separate bath.



Open plan living with three and two sofas, with space for entertaining.



Comfort cooling and underfloor heating.



Fitted kitchen with dining space for six.



Large utility cupboard/storage.



PENTHOUSE

99.03M² - 213.8M²



1 x master bedroom with king bed and floor to ceiling fitted wardrobes.



Open plan living with three and two sofas, with space for entertaining.



En-suite bathroom and rainfall shower.



Comfort cooling and underfloor heating.



2 x additional bedrooms with king/double beds and floor to ceiling fitted wardrobes.



Fitted kitchen with dining space for six.



House bathroom with rainfall shower and seperate bath.



Large utility cupboard / storage.



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Penthouse apartment

MYMODA APP

The MyModa app brings life to your fingertips, giving you access to everything the building has to offer.

Manage everything from your rent, right down to your event bookings with just a tap. Want to hire out the media room, join a club, chat to your neighbours, check on your deliveries or need to contact the 24 hour concierge? It's all right here in the app.

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Join community forums



Log maintenance requests



Access your apartment key fob



Chat to your neighbours



Book resident events



Access exclusive partnerships



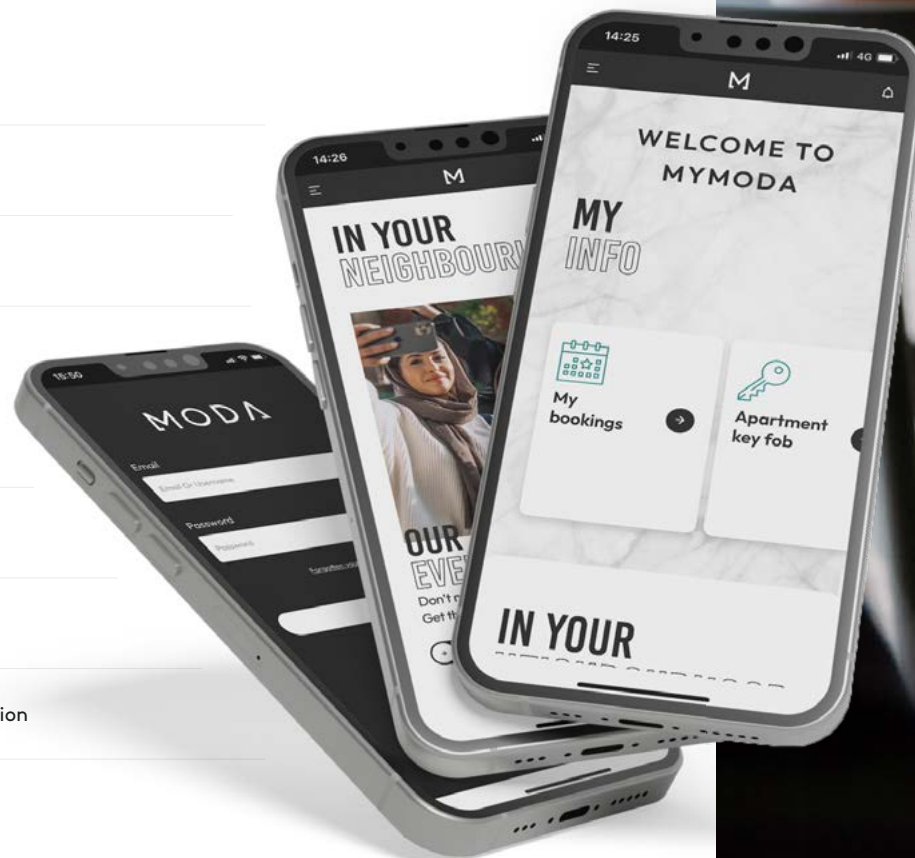
Privately book amenity spaces



View Health & Safety documentation



Read Moda news



YOUR
BEST
LIFE

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FANCY SOMETHING EXTRA?



1GBPS Wi-Fi upgrade



Discounted Sky packages



Bookable personal trainer



Private hire of amenities



Resident and wellbeing events
and pop-ups



Car and motorcycle parking



Electric car charging



Contents insurance



Pet services

TAP THE APP FOR
MORE INFORMATION



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Why not upspec your Moda life? From private-hire to on-site parking, sit back and relax, let us take care of it. A range of additional services are available to make the most of living the Moda life.

We believe in a lifestyle that inspires you to live your best life, not just a home. We partner with leading brands and innovators in wellness, technology, and more to enhance your living experience. Check out your MyModa app for more information.

NEOM
ORGANICS • LONDON

THE IVY

MYNDUP

FRESH
FITNESS
FOOD

sky

Shark|NINJA

COAT

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SELECTED BY MODA, STYLED BY YOU

Moda+Co is our new lifestyle-focused homeware brand. From premium products to everyday essentials, our new retail outlet brings Moda's signature style right to your doorstep.

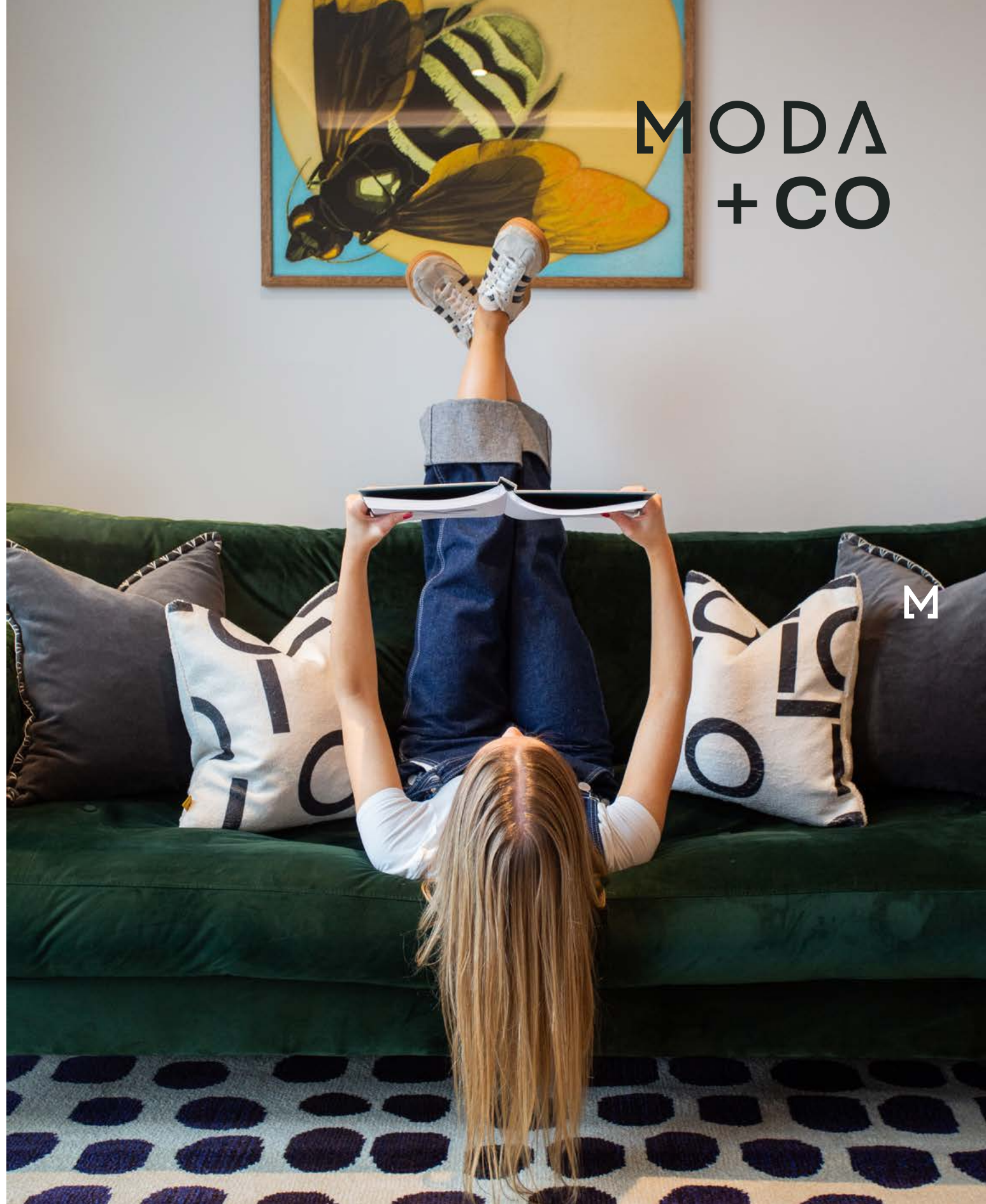
Handpicked by our in-house interior designers. From the kitchen to the bedroom, and everything in between, we've thought of every detail so you don't have to. Our new-home bundles for the bedroom, kitchen and more make it super easy for your Moda move.



[MODAAND.CO](https://modaand.co)

EXCLUSIVE TO MODA
RESIDENTS, DELIVERED
RIGHT TO YOUR DOOR.

MODA + CO



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PART OF THE FAMILY

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HOMES FOR LIFE

Moda provide execeptional living experiences. As part of the wider Moda family, you're connected to a network of neighbourhoods across the UK.

Whether you're visiting another city for work, play or just a change of pace, we'll help you feel at home in one of our other locations. From Edinburgh to Hove, your lifestyle moves with you - with familiar spaces, service, and standards wherever you go.

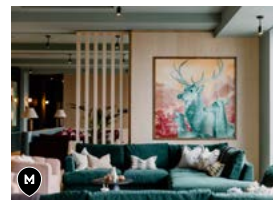
This is better living with Moda.



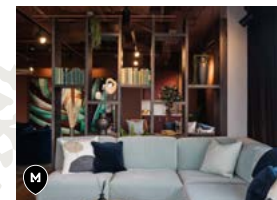
VIEW LOCATIONS



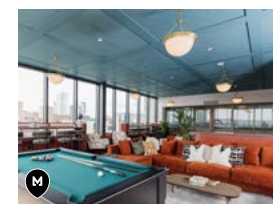
**CASA,
VISTA PARK**
Glasgow



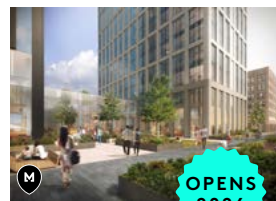
**MODA,
HOLLAND PARK**
Glasgow



**MODA,
THE MCEWAN**
Edinburgh

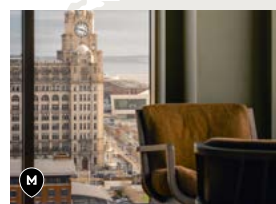


**MODA, NEW
YORK SQUARE**
Leeds



**MODA, GREAT
CHARLES STREET**
Birmingham

OPENS
2026



**MODA, THE
LEXINGTON**
Liverpool



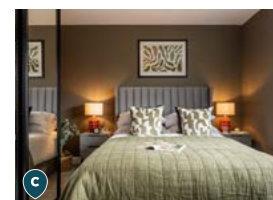
**MODA,
THE MERCIAN**
Birmingham



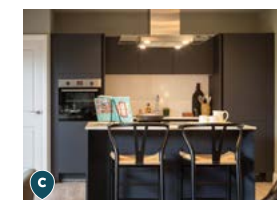
**MODA,
LOUDON'S YARD**
Birmingham



**CASA AT
TULACH**
Wigan



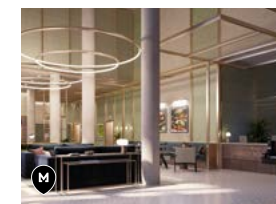
**CASA AT
WESTMOOR
GRANGE**
Doncaster



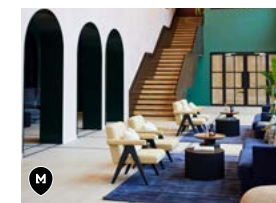
**CASA, ABBEY
COURT**
Leeds



**CASA,
NORTH VALLEY**
Nottingham



**MODA, EMBASSY
BOULEVARD**
London



**MODA,
HOVE CENTRAL**
Brighton & Hove

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MODA
LIVE BETTER

Leasing 0151 230 3330

4 William Jessop Way, Liverpool L3 1AN

reservations@thelexington.moda
modaliving.com

Get social @livethemodalife

