

HOVE CENTRAL

23,759 SQ FT OF GRADE A
BREEAM EXCELLENT OFFICE
ACCOMMODATION

MODA

SACKVILLE ROAD, BRIGHTON & HOVE, BN3 7AN

COMMUNITY

FOR ALL



23,759 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

The Hove Central community is based within 5 minutes' walk of 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.

OUR CERTIFICATIONS

Hove Central is targeting **3* Gresb**, **BREEAM** & **Fitwel** certified.



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



Car parking with electric charging points



Three new green spaces to relax with over 80 mature trees



5 minutes walk from Hove Station



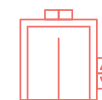
BREEAM excellent & Energy Performance Certificate A rating



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



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

SPECIFICATION

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OVERVIEW

BLOCK A - HQ OFFICE

BLOCK A - SME OFFICES

BLOCK B - COMMERCIAL

BLOCK C - SME BUSINESS SPACE

BLOCK D - FITTED/FLEX SPACE

FLOORPLANS - OVERVIEW

SACKVILLE ROAD

SCHEDULE OF SPACES

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

SPACE	BLOCK	FLOORS	SQ FT	SQ M
Block A Grade A Offices	A	7	23,759	2,207
A1/A3 Unit	A	1	3,874	360
Block A SME Offices	A	3	4,371	406
A1/A3 Unit	B	1	2,169	202
Wellbeing Centre	B	2	9,561	888
Block C SME Offices	C	1	4,927	458
A1/A3 Unit	C	1	954	89
Block D Flexible Workspace	D	1	6,578	611
Total			56,193	5,221

*subject to final measurement

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KEY

Commercial space

GRADE A OFFICES/INDICATIVE LAYOUT PLANS

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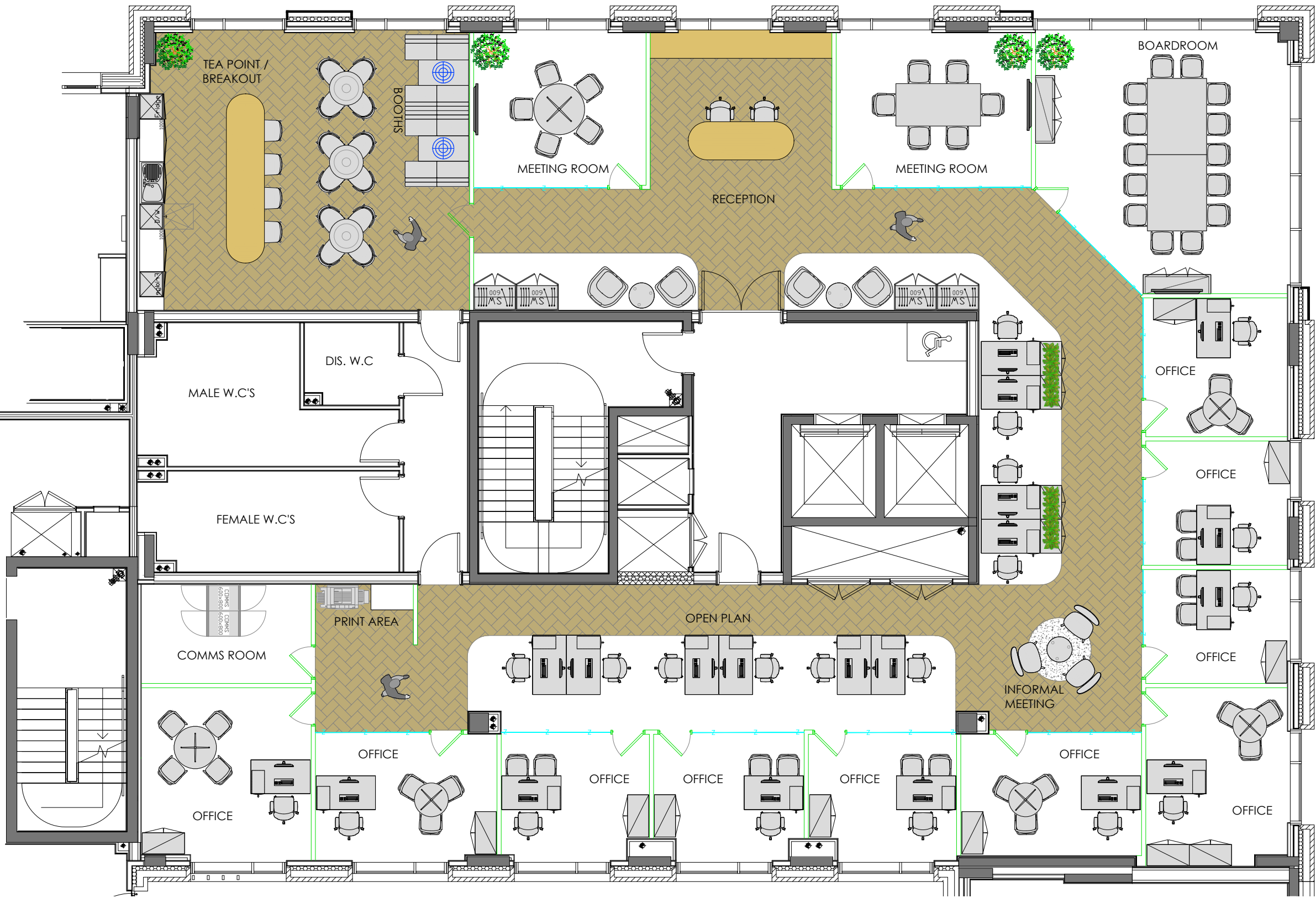
SUMMARY

- 4-Person Meeting Room x3
- 90 No. Open Plan desks
- Tea Point / Breakout Area
- Print Area x2



Summary

PLAN - PROPOSED LAYOUT



SUMMARY

- Reception
- 14-Person Boardroom
- 6-Person Meeting Room
- 5-Person Meeting Room
- 10 No. Offices
- 10 No. Open Plan Desks
- Tea Point/Breakout Area
- Informal Meeting Area
- Comms Room
- Print Area



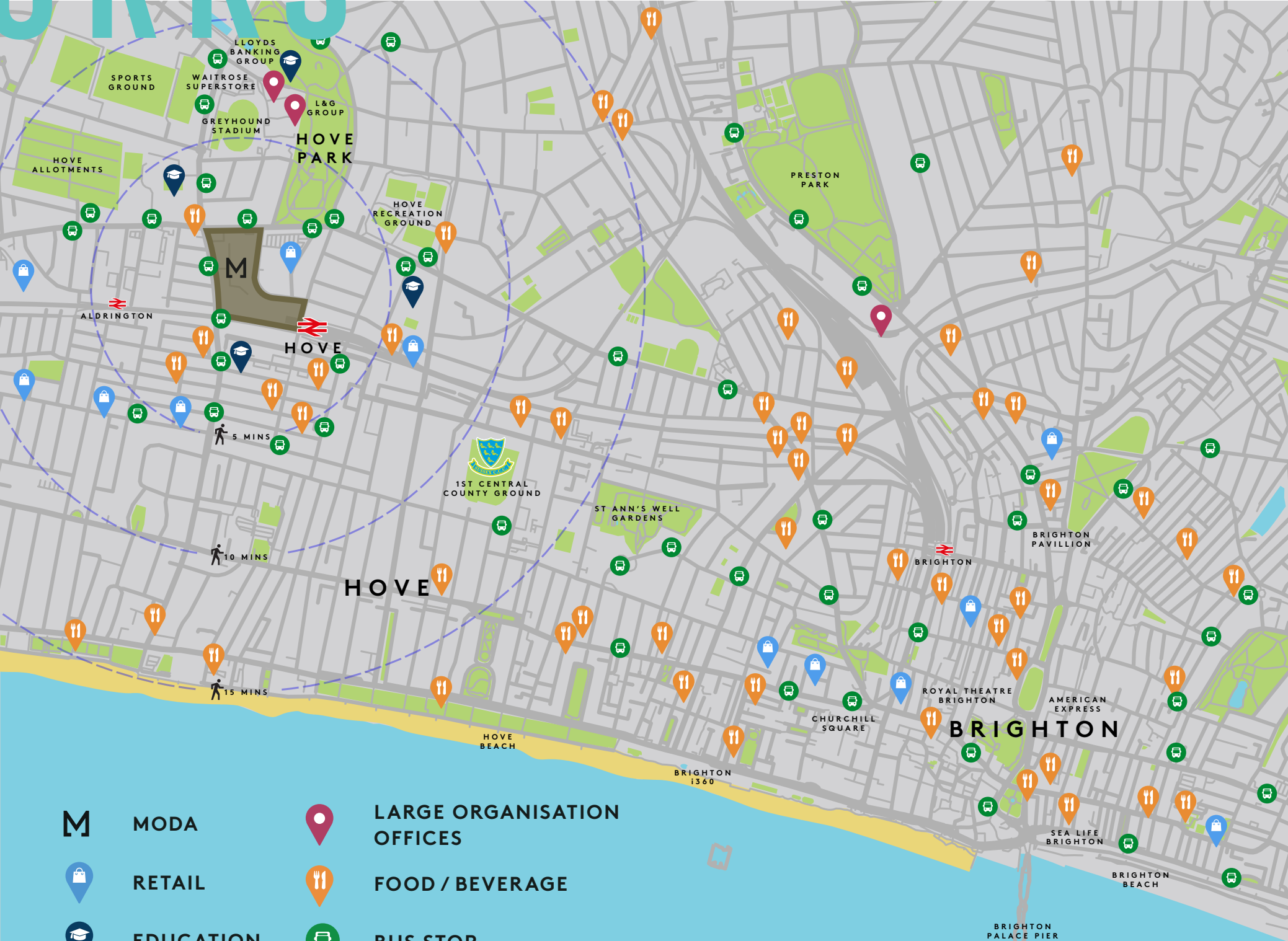
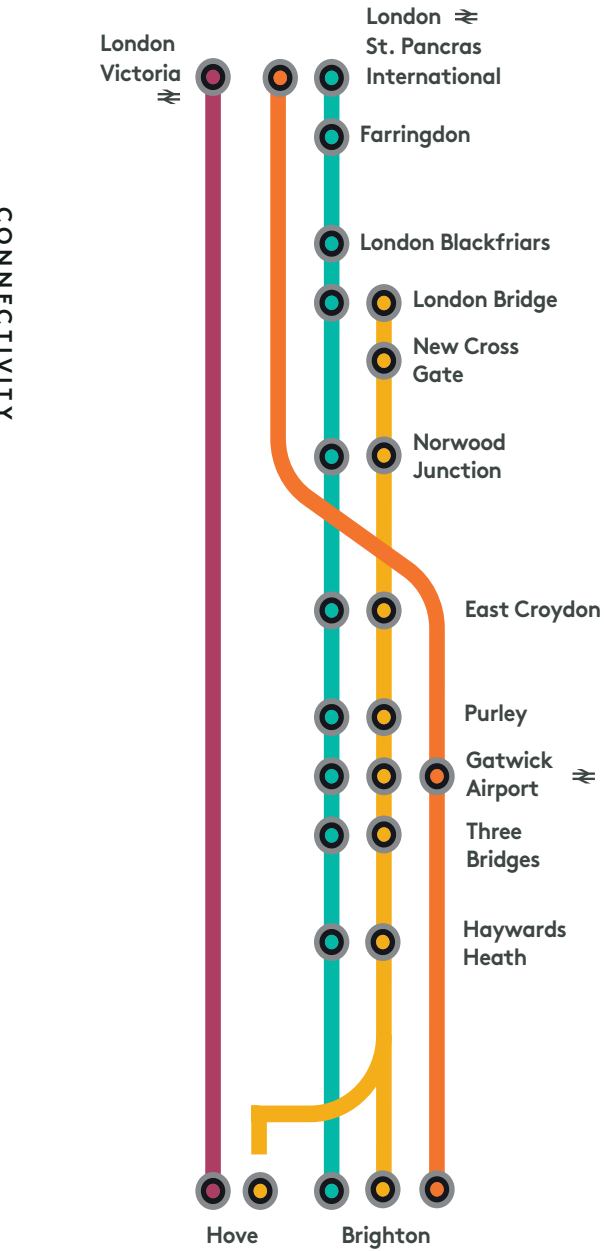
SUMMARY

- Reception
- 10-Person Meeting Room
- 8-Person Meeting Room
- 5-Person Meeting Room
- 3 No. Offices
- 28 No. Open Plan Desks
- Collaboration Area
- 2 No. Meeting Booths
- Tea Point/Breakout Area
- Comms Room
- Print Area

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



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