

# UNIQUE RETAIL, HOSPITALITY & LEISURE SPACES

TO LET 950 – 9,500 SQ FT

HOVE CENTRAL

BRIGHTON & HOVE, BN3 7AN



# OVERVIEW



MODA HOVE CENTRAL DEVELOPMENT



MODA HOVE CENTRAL DEVELOPMENT



SCAN TO FIND OUT MORE ABOUT MODA & THE DEVELOPMENT

## WELCOME TO THE HOVE CENTRAL RETAIL SPACE

Hove, being the more affluent area of Brighton & Hove, presents an ideal opportunity for retail investment and residents alike. Hove Central, part of the highly successful Moda development, offers prime frontage on Sackville Road and is conveniently located just a 10-minute walk from Hove Station. The overall development will house approximately 900 residents and circa 40,000sqft of offices.

With the final units now available, this mixed-use development offers rare and large-floor space opportunities in Brighton & Hove. Retailers can benefit from high-visibility frontage and the new convenience store within the complex, making it an exceptional allocation to connect with both residents and visitors.

Residents can enjoy state-of-the-art amenities, including a private dining room, shared lounges, cinema room and a gym, all designed with a strong focus on ESG principles.



VIBRANT COASTAL CITY



10 MINUTES FROM HOVE STATION



UNIQUE OPPORTUNITY FOR OCCUPIERS



MIXED-USE DEVELOPMENT

## CITY POPULATION



**277,103** RESIDENTS IN BRIGHTON & HOVE

**420,000** PEOPLE WITHIN A **15-MINUTE** DRIVE

## EXCEPTIONAL EDUCATION



**49%** HOLD A DEGREE OR HIGHER

## ANNUAL TOURISM



**11.6 MILLION** ANNUAL VISITORS, CONTRIBUTING **£800 MILLION**

## DIVERSE ETHNICITY



**89%** WHITE  
**4.1%** ASIAN  
**3.8%** MIXED/MULTIPLE

## PRIVATE RENTING



**43%** OF HOUSEHOLDS PRIVATELY RENTED (ABOVE THE NATIONAL AVERAGE)

# BRIGHTON & HOVE AT A GLANCE

## AGE DISTRIBUTION



**16%** UNDER 16

**13%** AGED 65+

## ECONOMIC ACTIVITY



**KEY SECTORS:** RETAIL, HOSPITALITY, EDUCATION, AND TECH, WITH MANY SMES

## EMPLOYMENT RATE



**74%** EMPLOYED, WITH STRENGTHS IN EDUCATION, HEALTH, AND RETAIL

## HOUSEHOLD INCOME



MEDIAN ANNUAL INCOME: **£32,000**

## RETAIL FOOTFALL



HOVE CENTRAL IS STRATEGICALLY POSITIONED TO BENEFIT FROM BOTH CITY-CENTRE AND OUT-OF-TOWN FOOTFALL, BEING SITUATED ADJACENT TO THE BUSY AND BUSTLING A2023 SACKVILLE ROAD.

# TRANSPORT & CONNECTIVITY



Brighton & Hove enjoys excellent transport and connectivity, making it easily accessible for residents, commuters, and tourists alike. Just an hour from London by train, the city is directly connected to the capital and Gatwick Airport, offering seamless travel for domestic and international visitors.

The local transport infrastructure includes a robust network of buses with easily accessible bus stops adjacent to the development and bike-sharing schemes, supporting sustainable and convenient city travel. Additionally, Brighton's strategic location along the A23/M23 and A27 routes connects it to key destinations across the South East, enhancing its appeal as a well-connected hub for retail and business.

PUBLIC PARKING (SHOWN ON MAP)		WALK TIME
01.	Goldstone Retail Park	05 min
02.	Hove Station Car Park	10 min
03.	Waitrose Car Park	13 min
04.	Tesco Superstore Car Park	18 min
05.	Norton Road Car Park	22 min
06.	King Alfred Car Park	23 min
07.	Preston Park Station Car Park	38 min

**05** MINS  
GOLDSTONE  
RETAIL PARK

**10** MINS  
PUBLIC  
PARKING

**10** MINS  
HOVE  
STATION

**14** MINS  
ALDRINGTON  
STATION

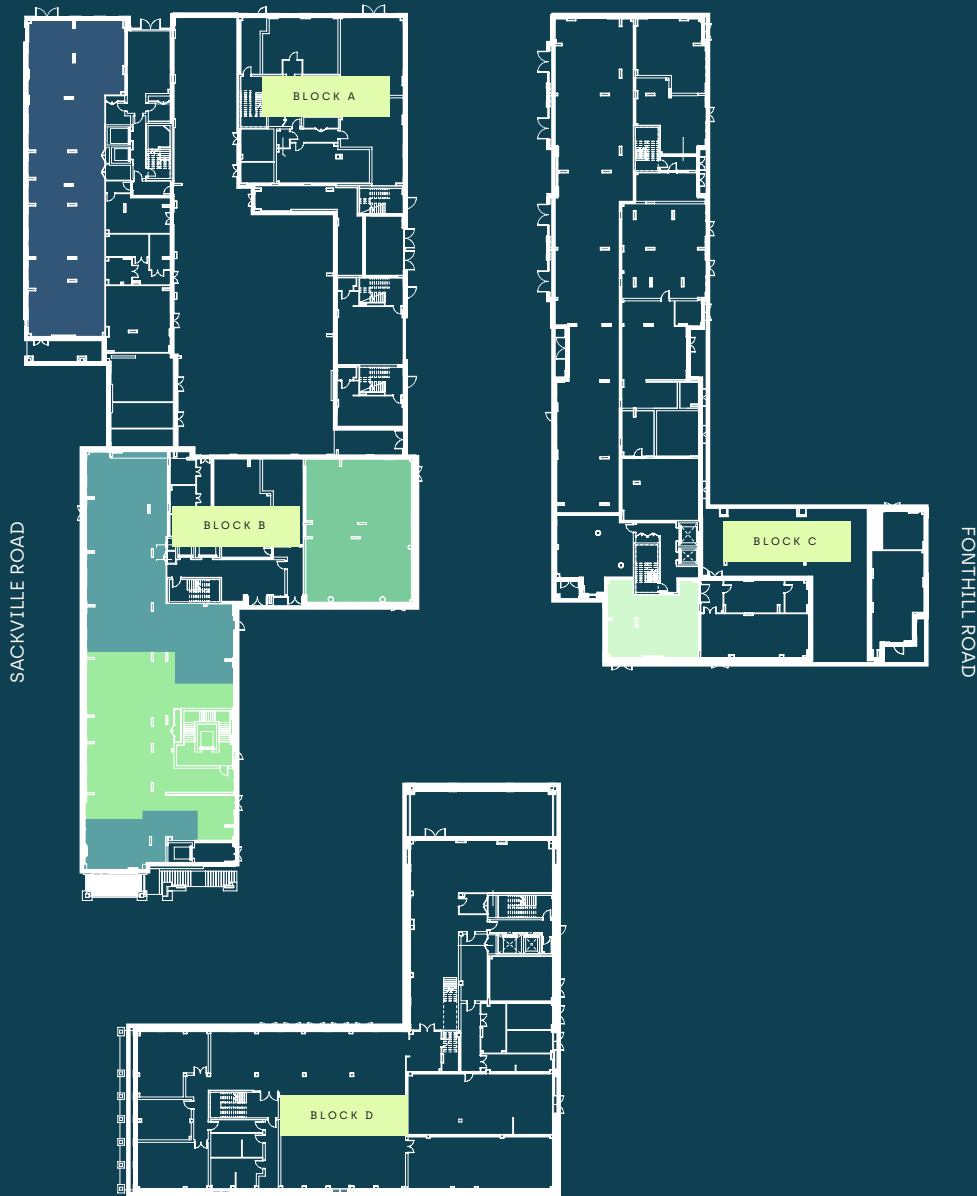
**14** MINS  
HOVE  
PARK

# IN GOOD COMPANY

With a highly visible frontage on Sackville Road, this location is surrounded by a lively mix of national retailers, bars, restaurants, and leisure operators, ensuring you're in good company.



A270



# 16,500 SQ FT OF RETAIL, LEISURE & HOSPITALITY SPACE

## BLOCK A

SPACE	SQ M	SQ FT	AVAILABILITY
● GroundFloor	360	3,874	Under offer C Store
<b>Total</b>	<b>360</b>	<b>3,874</b>	

## BLOCK B (LOWER)

SPACE	SQ M	SQ FT	AVAILABILITY
● LowerGroundFloor	269	2,889	Available
● UpperFloor(Potentialforoutsideseating)	619	6,663	Available
<b>Total</b>	<b>888</b>	<b>9,562</b>	

## BLOCK B (UPPER)

SPACE	SQ M	SQ FT	AVAILABILITY
● GroundFloor(Potentialforoutsideseating)	202	2,169	Available
<b>Total</b>	<b>202</b>	<b>2,169</b>	

## BLOCK C

SPACE	SQ M	SQ FT	AVAILABILITY
○ GroundFloor	88	954	Available
<b>Total</b>	<b>88</b>	<b>954</b>	

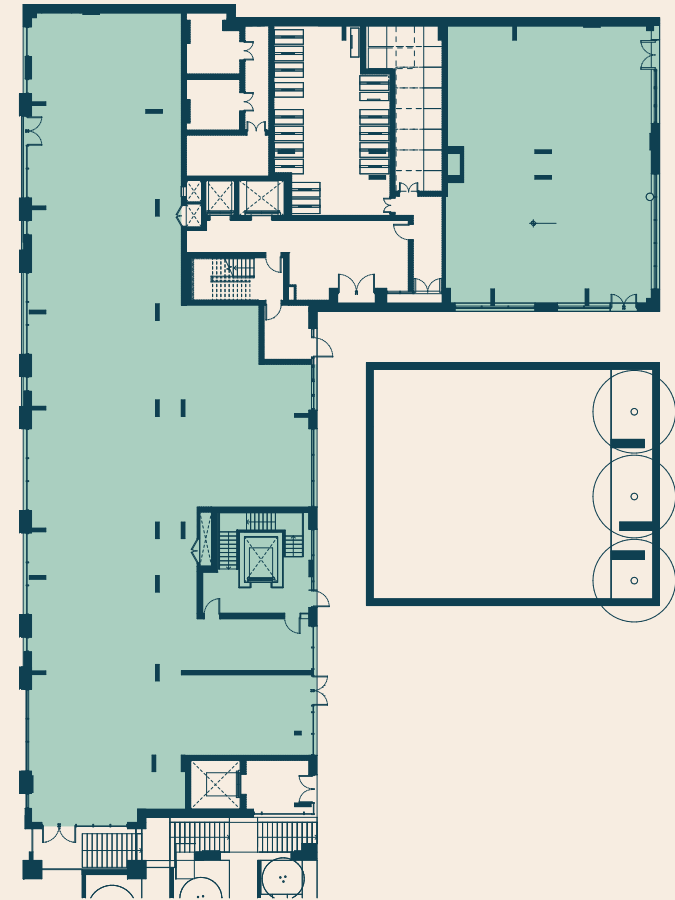
# BLOCK A

SPACE	SQ M	SQ FT	AVAILABILITY
Ground Floor	360	3,874	Under offer C Store
<b>Total</b>	<b>360</b>	<b>3,874</b>	



# BLOCK B (LOWER)

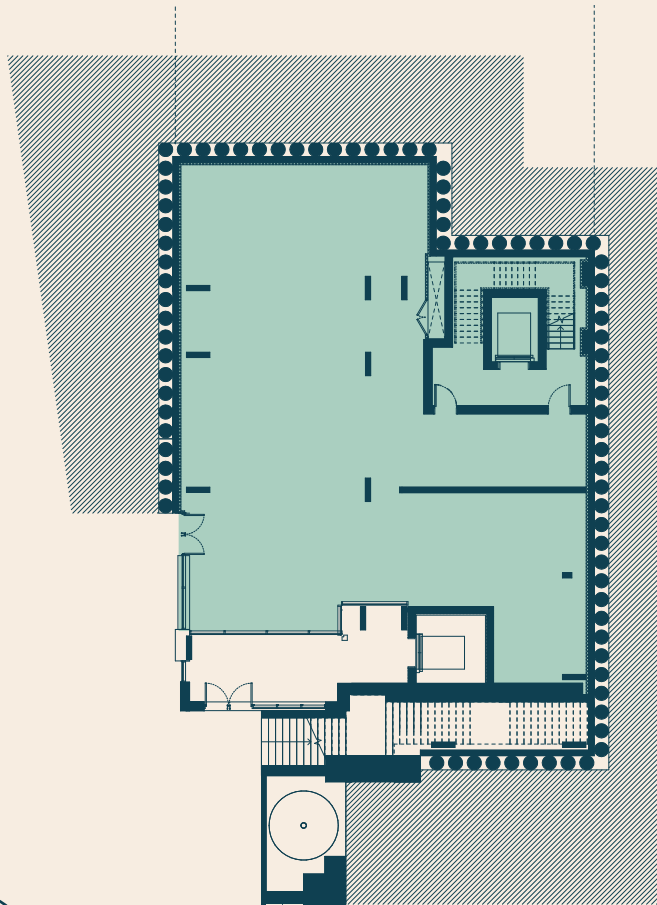
SPACE	SQ M	SQ FT	AVAILABILITY
Lower Ground Floor	269	2,899	Available
Upper Floor (Potential for outside seating)	619	6,663	Available
<b>Total</b>	<b>888</b>	<b>9,562</b>	



 AVAILABLE SPACE

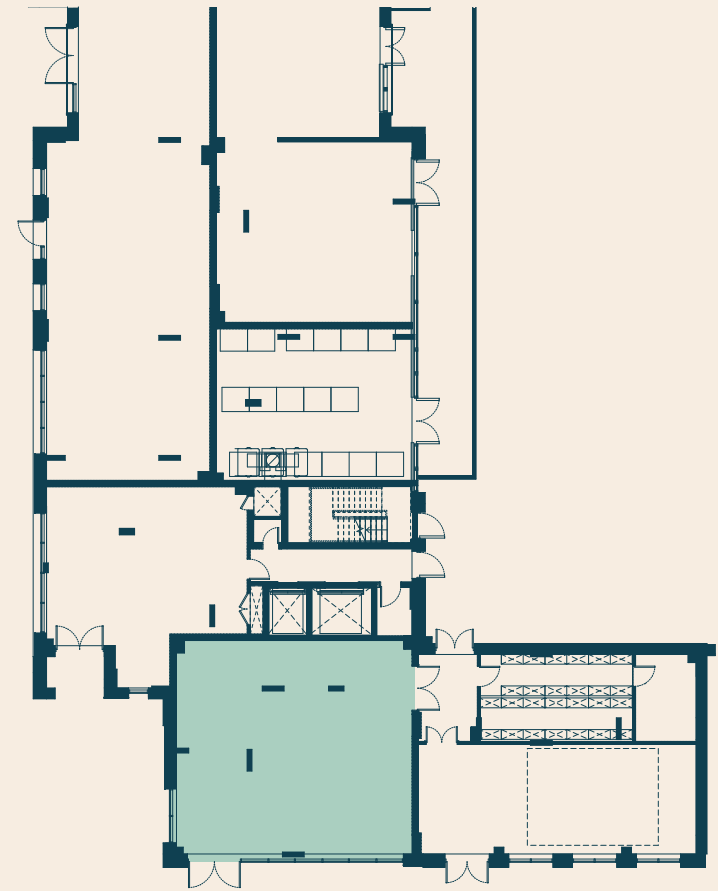
# BLOCK B (UPPER)

SPACE	SQ M	SQ FT	AVAILABILITY
Ground Floor (Potential for outside seating)	202	2,169	Available
<b>Total</b>	<b>202</b>	<b>2,169</b>	



# BLOCK C

SPACE	SQ M	SQ FT	AVAILABILITY
Ground Floor	88	954	Available
<b>Total</b>	<b>88</b>	<b>954</b>	



 AVAILABLE SPACE

# INTERESTED? LET'S TALK.

For further details & a bespoke presentation  
please contact our leasing agents.



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