



## THE BEAM



Commercial Development of the Year



Commercial Workplace Award

# A market defining office building in the heart of Sunderland City Centre

Suites available from 2,083 to 21,570 sq.ft



Sunderland is a city  
undergoing a major  
transformation, with  
£2.1 billion of investment  
planned ahead of 2024 and  
a new cultural offer, in  
line with a clear vision for  
The Beam is only just

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vestment planned  
a thriving  
line with  
the future.  
ust the start.

Our proud industrial heritage  
is creating the conditions for  
a thriving modern economy.

The Beam is the flagship of Riverside Sunderland, the UK's most ambitious regeneration scheme that is transforming this urban quarter into a vibrant place to live, work and play.

The first building to stand on the former Vaux Brewery site, The Beam heralded the transformation of Riverside Sunderland - and progress has not slowed since it opened its doors.

This stunning building makes the most of the natural assets of this iconic site, set with panoramic views over the city, across the river and out to sea. The health and wellbeing of the teams that work from The Beam are front and centre - bright, airy offices, with natural ventilation and stunning spaces for socialising make this an incredible place to work.

And The Beam looks out over a fast-changing cityscape. The Riverside Sunderland quarter will eventually be home to up to 10,000 workers, based out of the 1m sq ft of office space that is set to rise from the ground over the coming years. And with 1,000 new homes set to spring up alongside commercial spaces, and a host of leisure facilities and public realm that maximises the site's stunning location by the Wear, Riverside Sunderland is the epicentre of a wave of transformation sweeping through this exciting young city.



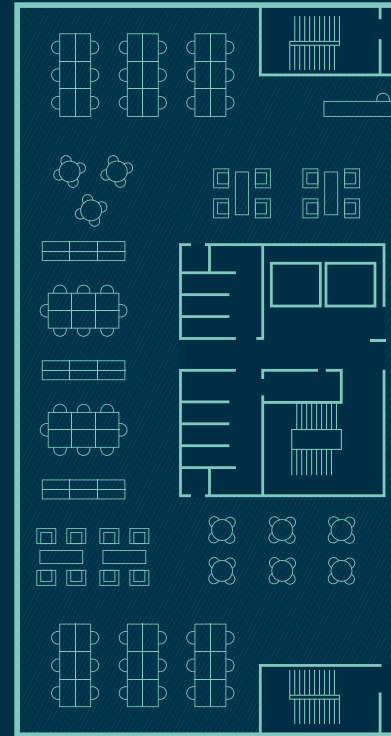






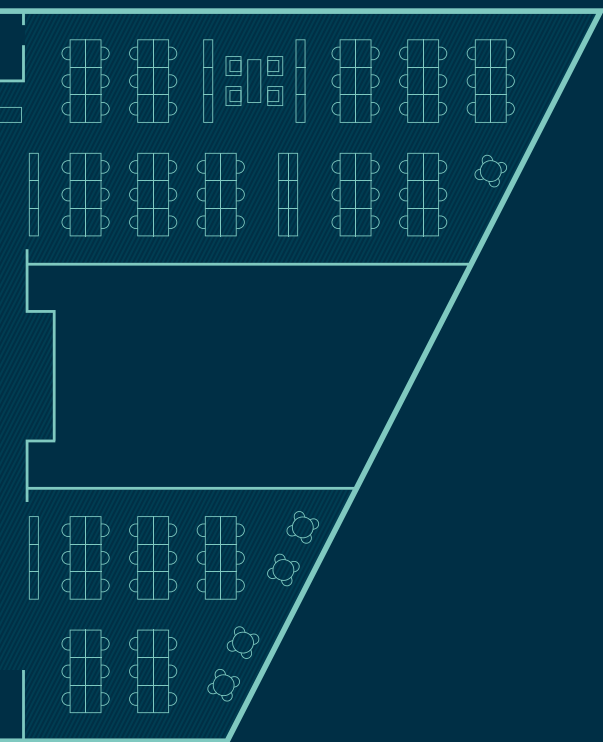
## Specification:

- > Welcoming reception team
- > 24 hour access
- > Feature courtyard common area
- > Flexible fibre options for IT connectivity
- > Shower facilities
- > Secure indoor bicycle stores
- > Offsite car parking
- > Fully accessed raised floors



ce plan

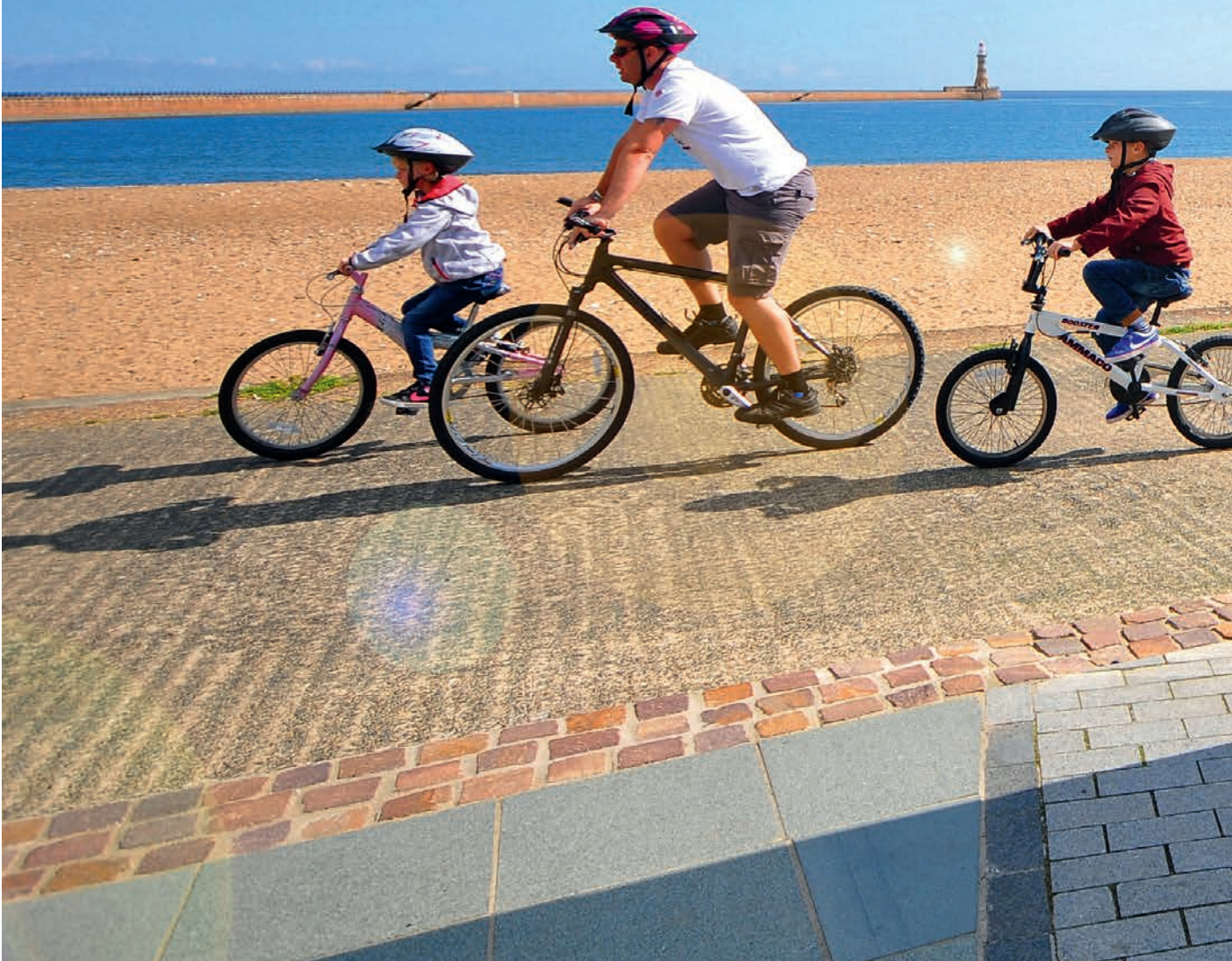
y showing 126 no. workspaces  
m Density



Floor	Sq.m	Sq.ft
Ground North	468.76	5,046
Ground South	LET TO PENSHAW VIEW	
Mezzanine	524.22	5,643 Suites available from 1,500
First Floor	LET TO ASSET55 LIMITED	
Second Floor	1,010.87	10,881
Third Floor	LET TO OCADO RETAIL LIMITED	
Fourth Floor	LET TO OCADO RETAIL LIMITED	
<b>Total</b>	<b>2,003.85</b>	<b>21,570</b>



With a location that lends itself to all the advantages of city life, with a hassle-free commute and the riverside and coast on the doorstep, Riverside Sunderland is a place for business to flourish and for people to thrive.











The Beam's location, at the heart of the city, means that it is plugged into Sunderland's cultural scene, with a range of leisure facilities on the doorstep. From the Empire Theatre, to the Auditorium, which is set to open its doors later this year, the centre is right at the centre of an exciting new urban quarter, Riverside Sunderland, that boasts breath-taking views over the Wear and stunning public realm in its shadow.

A vibrant daytime economy - with scores of cafes, bistros and restaurants and the Bridges shopping centre just a stone's throw away - makes this a fantastic base for businesses who want to afford their team an enviable work-life balance. By night, the city comes to life, with a cinema, bowling alley and casino just a short walk away, and plenty of trendy bars for an after-work wind down.

Connectivity is exceptional. Road links into the city make this an easy place to reach for teams based outside of Sunderland, and with Metro, train and bus stations within a short walking distance as well as cycle routes to The Beam and across the region connecting Sunderland to the wider region as well as to the Capital.

Sunderland's first-class connectivity extends to its pioneering work around digital infrastructure. Named Smart City 2020, this

is a place that understands the power of the internet for its people and its businesses. Superfast connectivity is being rolled out across Sunderland, and 5G capability is creating exciting new opportunities for the organisations that are based here.

Sunderland is a supportive city, where civic leadership is focused on enabling its people and businesses to realise their potential. Sunderland College and the University of Sunderland are two employer focused anchor institutions, that work in partnership with business to deliver the skilled people they need to succeed. And add to that a proactive Business Investment Team and a range of organisations set up to foster a collaborative and well-connected business community, and it's easy to see why Sunderland has been able to draw in and retain such big-name brands - from Tombola to Ocado Retail, both of whom work from riverside offices.

The Beam can accommodate businesses looking for smaller spaces from 2,083sq ft to larger offices of up to 21,570sq ft. Whether you're an ambitious, growing businesses, keen to find an aspirational new base for your team, or an established brand, looking for an outstanding base in the heart of a vibrant city centre, The Beam will take your office accommodation to the next level.



The Beam is now home to Ocado Retail, Asset55 and Penshaw View creating a vibrant work place in central Sunderland.



“Sunderland city centre has great connectivity which makes it easier for us to recruit staff. We’ve found The Beam the ideal location to set up our north east contact centre”

Stephen Lentz, Senior Customer Operations Manager,  
Ocado Retail



“Sunderland has great infrastructure and a well developed tech sector, which makes The Beam the ideal location for our HQ.”

David Frame, CEO asset55



“The on-site team at The Beam provide fantastic support helping to arrange events and activities for our employees”

Chris Breckon, Senior Operations Manager, Penshaw View  
Training







Inspiring workspace to  
harness the ambition  
of your employees







# Riverside Sunderland

Riverside Sunderland  
A ground breaking  
development









## A sustainable new urban quarter for Sunderland

Riverside Sunderland is redefining our city: transforming a spectacular site into a unique urban quarter - an extraordinary place to live, work and play.











DEPTFORD

AYRE'S QUAY

Stadium of Light



HANOVER PLACE  
BEACH STREET

MILLENNIUM WAY



Riverside Park

THE BEAM



Keel Square

MILLFIELD

Empire Theatre



The Fire Station

The Bridges Shopping Centre



Sun Rail

University of Sunderland City Campus



Bridges Car Park



CHESTER ROAD (A183)

ST MICHAEL'S WAY

BLANDFORD ST

HOLMESID

University



Boughton St Car Park

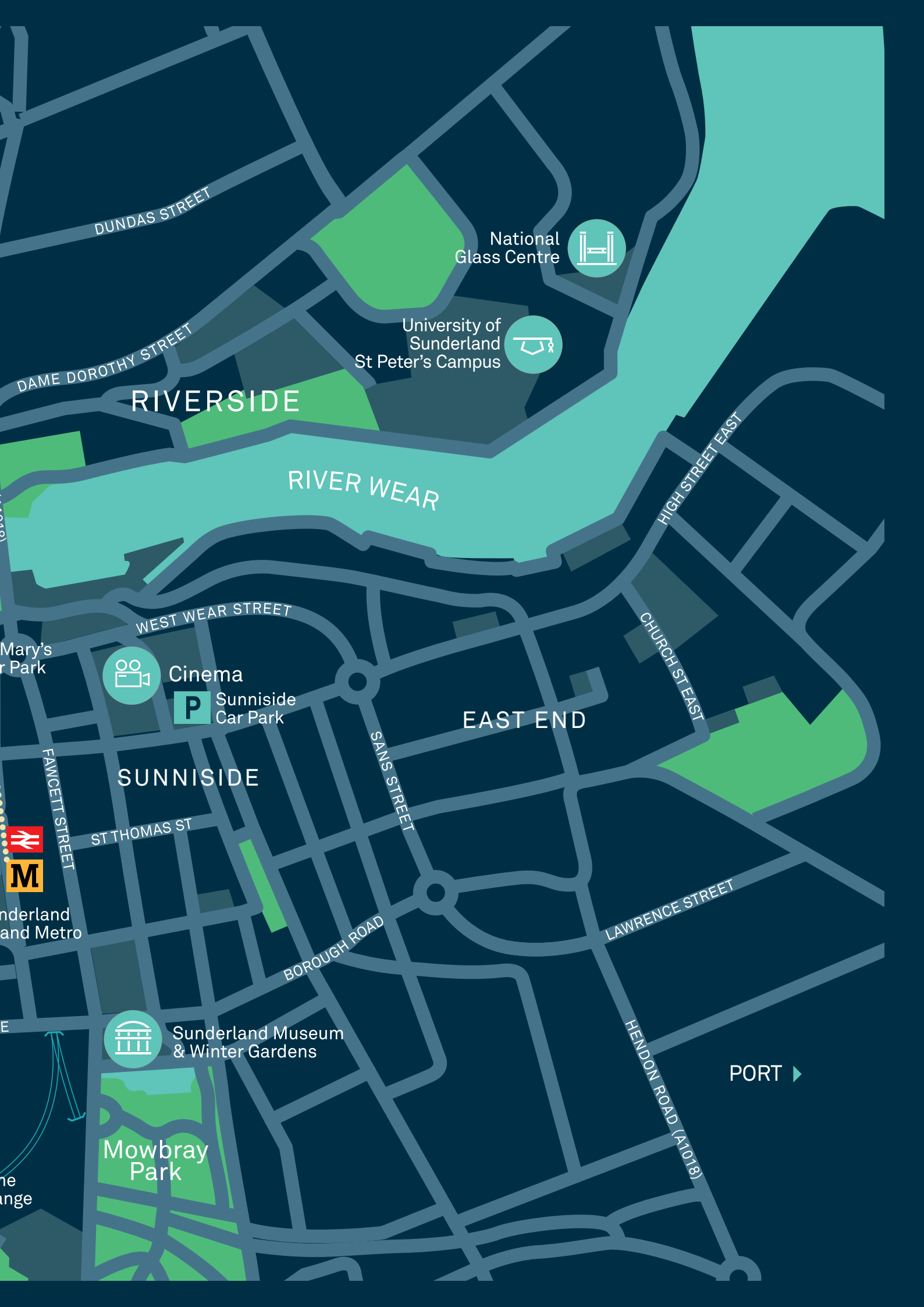


Park Lane Intercha

STOCKTON ROAD (A1231)

PARK LANE





DUNDAS STREET

National Glass Centre



University of Sunderland  
St Peter's Campus



RIVERSIDE

RIVER WEAR

HIGH STREET EAST

DAME DOROTHY STREET

WEST WEAR STREET

CHURCH ST EAST

Mary's  
r Park



Cinema



Sunnyside  
Car Park

EAST END

SUNNYSIDE

SANS STREET

FAWCETT STREET

ST THOMAS ST



Sunderland  
and Metro

LAWRENCE STREET

BOROUGH ROAD



Sunderland Museum  
& Winter Gardens

PORT ▶

Mowbray  
Park

HENDON ROAD (A7018)

the  
ange



Get in touch to find out more, arrange a site tour or just to talk about The Beam and what it could offer your business in more detail.



THE BEAM

The Beam  
Plater Way  
Sunderland  
SR1 3AD  
[info@the-beam.co.uk](mailto:info@the-beam.co.uk)

Business support contact:  
Catherine Auld  
Business Investment Team  
Sunderland City Council  
0191 561 1194  
[info@makeitsunderland.com](mailto:info@makeitsunderland.com)

Joint agents for The Beam:  
Naylor's Gavin Black  
0191 232 7030  
[jessica@naylorsgavinblack.co.uk](mailto:jessica@naylorsgavinblack.co.uk)  
[chrisp@naylorsgavinblack.co.uk](mailto:chrisp@naylorsgavinblack.co.uk)

Knight Frank  
0191 221 2211  
[patrick.matheson@knightfrank.com](mailto:patrick.matheson@knightfrank.com)  
[hannah.ives@knightfrank.com](mailto:hannah.ives@knightfrank.com)



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