

TO LET

High Quality Grade A Offices
319 sq m (3,434 sq ft)
to 2,066 sq m (22,240 sq ft)

City Hall
Sunderland

Plater Way, Sunderland SR1 3AA

Riverside
Sunderland

City Hall is a stylish 191,000 sq ft building occupying a prominent position facing St Mary's Boulevard and at the heart of Riverside Sunderland's new Central Business District. It is a symbol of Sunderland's transformative regeneration and restored civic pride.

Exceptional Location



City Hall Sunderland

Exceptional Location

1

1. Aerial view of Riverside Sunderland and City Centre
2. City Hall office scheme



1

Standing next to the Keel Line, City Hall is an open, democratic space, the headquarters of the City Council and also an accessible meeting place for local groups and organisations.

It is the access point for vital services including housing, employment and benefits. City Hall is the city's shop window, with facilities for civic events and a marketing suite to entertain prospective investors.

Its location in the heart of the city centre offers excellent access to all the main transport nodes with an array of high quality retail and leisure facilities on your doorstep.

Key Benefits

- Sunderland Central Station and two Metro Stations only 5 minutes' walk away
- At the heart of Riverside Sunderland's new Central Business District
- A short walk from the Retail and Leisure Core
- St Mary's Boulevard will be the Central Business District main street. It will be upgraded to create a stylish green boulevard, including a new urban square and open space

The most ambitious city centre regeneration project in the UK

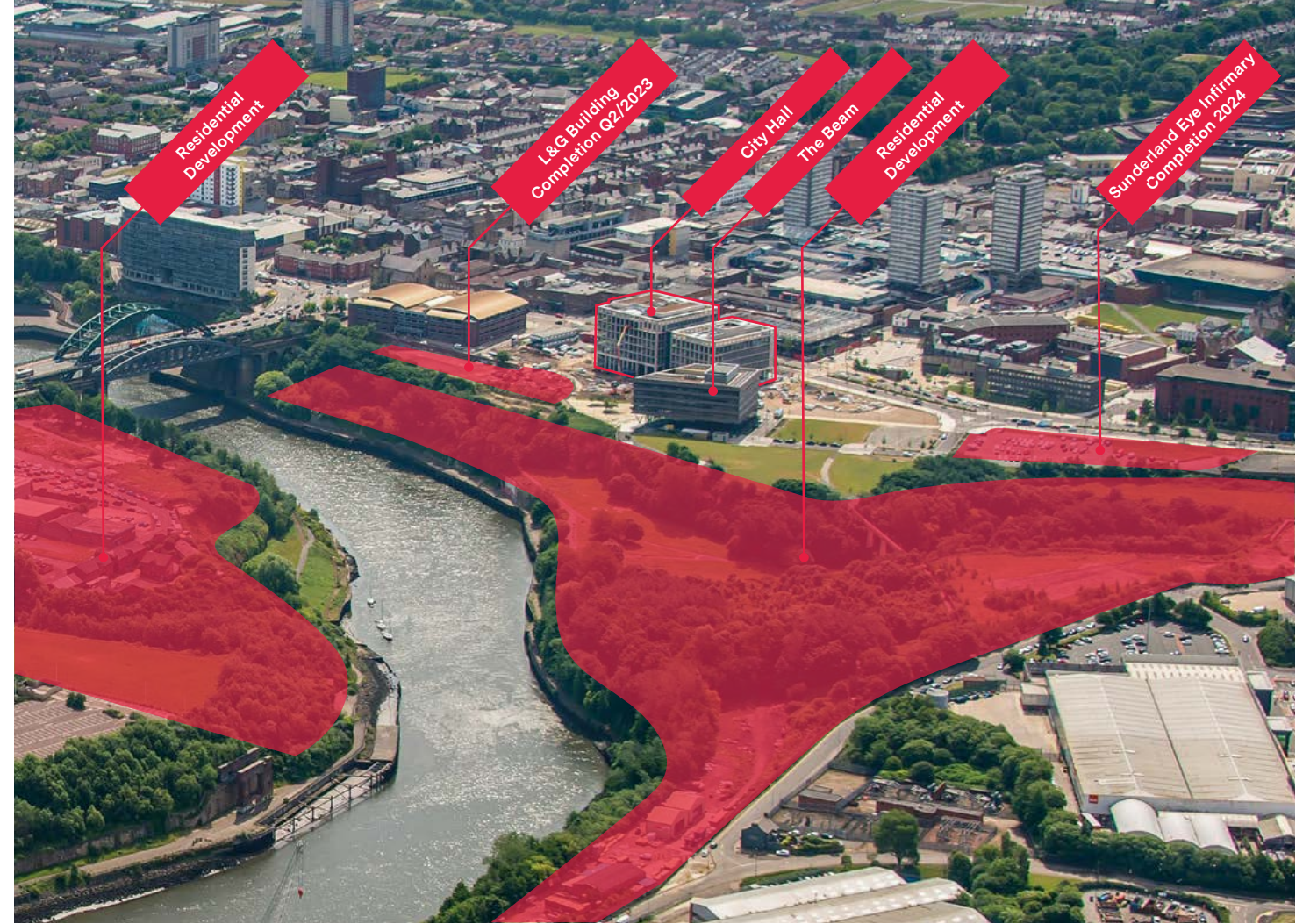


A Place to Work

The creation of a new central business district (CBD) is one of the key elements of the Riverside Sunderland Masterplan. When fully developed, the CBD will provide more than 1 million square feet of high quality office space, tailored to the needs of leading UK and international businesses. It will provide accommodation for 10,000 jobs, generating footfall and expenditure across the city centre.

The Beam, a 60,000 sq ft office building, is the first of the flagship buildings in Riverside Sunderland completed in 2019 and is 75% let including major occupiers Ocado and Asset55.

Construction of two new office buildings, which will deliver a total of 150,000 sq ft of Grade A space, will start in 2022 with expected completion Q2 2023, part of a £100m investment in the city by Legal & General.



1



2

3



Riverside Sunderland Overview

South Tyneside and Sunderland NHS Foundation Trust has recently unveiled plans to build an iconic new Eye Hospital which will stand alongside The Beam, City Hall and the Legal & General office buildings.

Construction of the Eye Hospital is due to start in 2022 with completion in 2024.

A Place to Live

Riverside Sunderland will be a great place to live – for people of all ages, for families, key workers and young people. The development of 1,000 new homes in Riverside Sunderland will double the population of the city centre and create a vibrant new community.

A Place to Play

Riverside Sunderland's location is spectacular: amazing views across the city, of the river and the bridges, and out to sea; greenspaces, woodlands and rugged cliffs... there is no regeneration site to match this in the UK.

The combination of outstanding architecture and urban design with this extraordinary landscape setting will produce something truly remarkable. It will be a very special place to live, an exceptional place to work and great destination for leisure, recreation and culture.

5



6

1. Digital visualisation of the L&G Buildings/ 2. The Beam/ 3. Digital visualisation of the Masterplan/ 4. Aerial of City Hall site and surrounding buildings/ 5. Digital visualisation of Ayre's Quay housing development/ 6. Digital visualisation of Riverside Park/



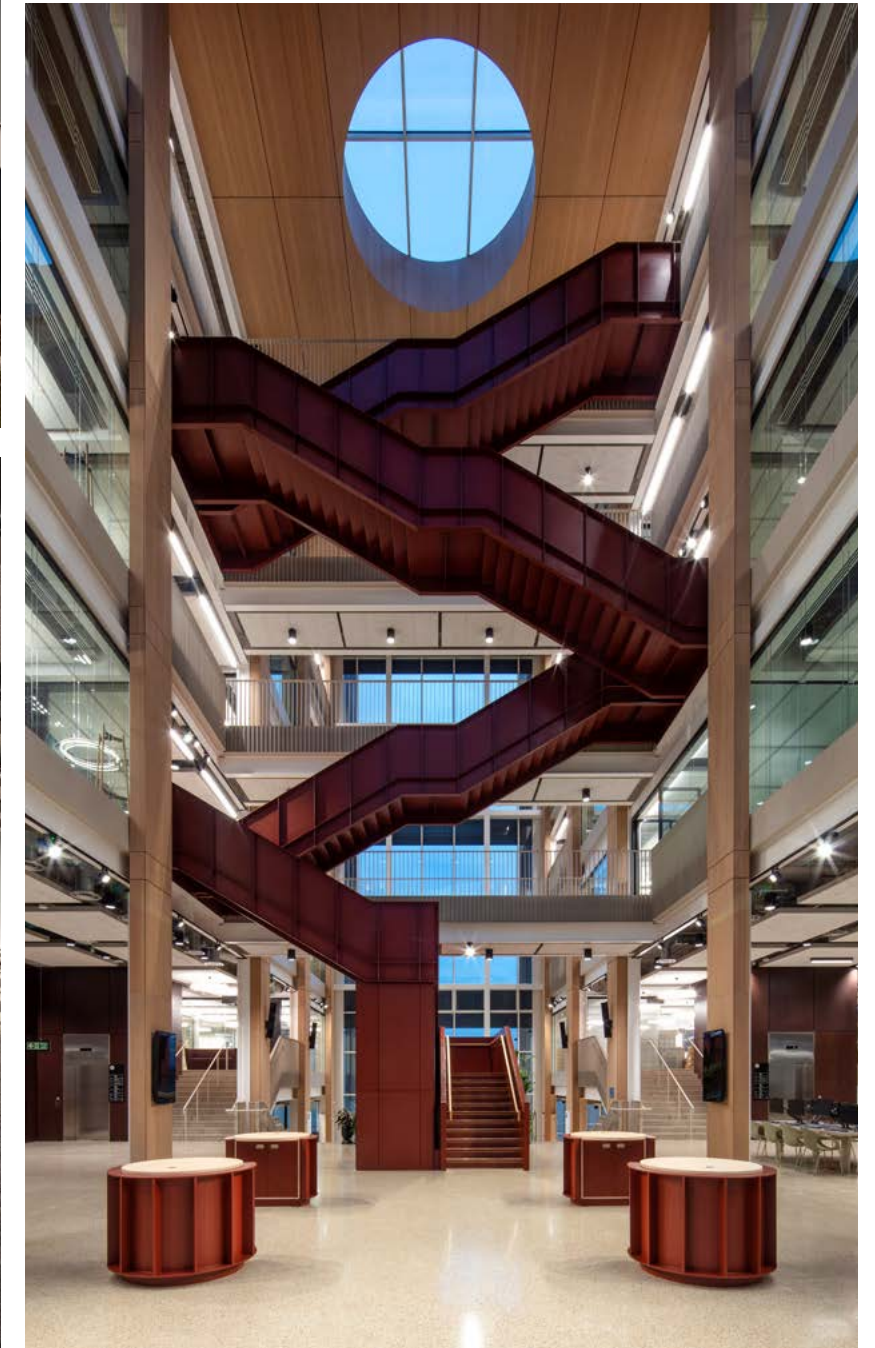
1. The City Hall building



3. In office meeting rooms



4. Column free floor plates with exposed services and exceptional views



2. Full height atrium with feature industrial staircase

The Scheme

As you would expect from a Grade A building, there are many high quality facilities for occupiers. What sets City Hall apart from other buildings is the impressive array of public facilities and amenities available.

Building Amenities



A café
serving food and beverages



High quality reception
with feature full height atrium



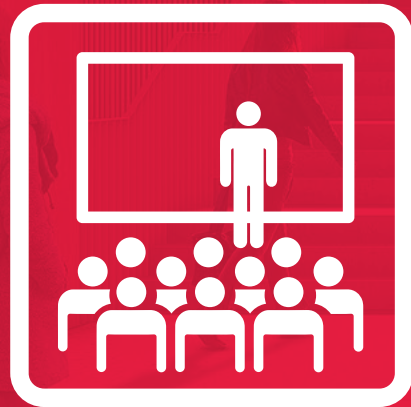
'Floor walkers'
welcoming and directing occupiers and visitors



Wellness suite
offering a range of facilities for both body and mind



Meeting rooms



Presentation and event space



Business lounge



Public rehydration stations

This 191,000 sq ft hub is home to a range of public sector and support organisations

City of Sunderland

gentoo



Department
for Work &
Pensions



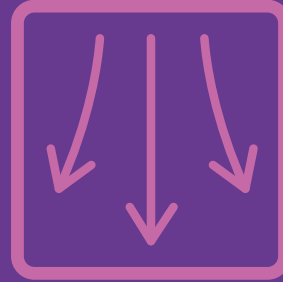
Outstanding Specification



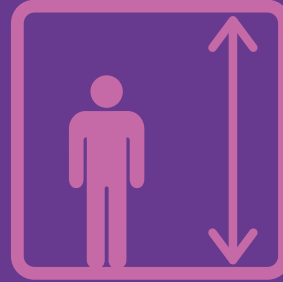
Offices suites fitted with meeting rooms



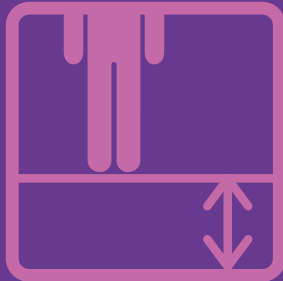
Offices suites fitted with kitchen facilities



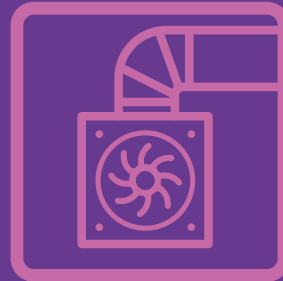
Full air-conditioning



2.75m floor to ceiling height



Full raised access floors (150 mm void)



Exposed services



4x, 13 person passenger lifts



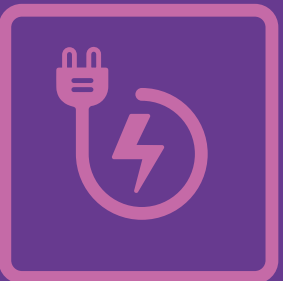
LED lighting



Showers facilities



Cycle Storage and changing facilities



Back-up power by standby generator

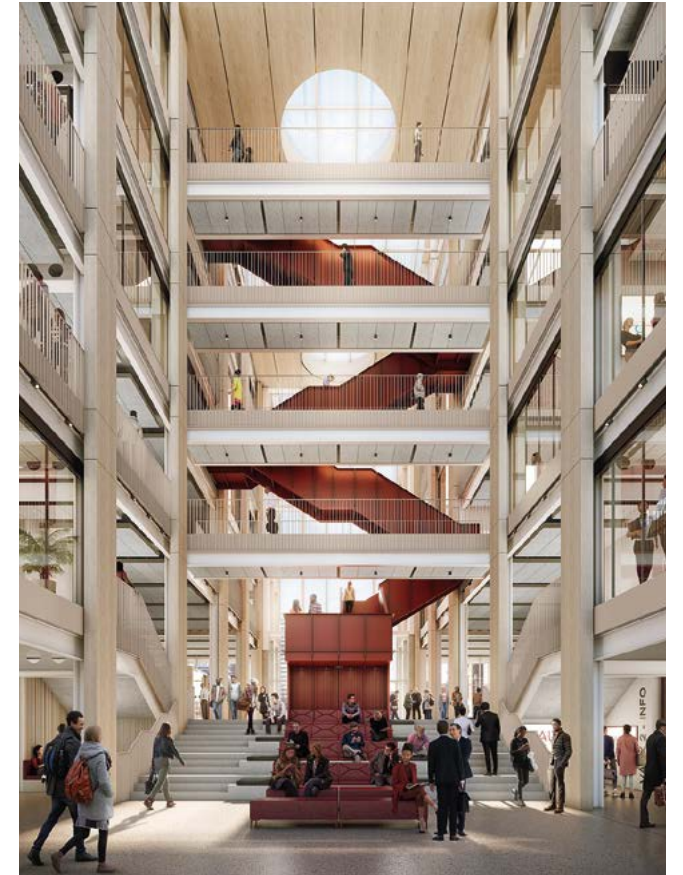


Diverse primary and secondary (resilient) duct route provision for third party suppliers



- Ventilation and air conditioning based upon 1 person per 8 sq m.
- Target EPC B
- Mechanical ventilation and internal lighting in line with WELL standards.

2. Full height atrium



1. Fitted out meeting rooms



3 Mayors Chambers



4 Exposed services



Fourth Floor

East Wing
873.57 sq m (9,403 sq ft)
Available as suites of
430.42 sq m (4,633 sq ft)

West Wing Occupied:
Sunderland City Council

Third Floor

East Wing
873.57 sq m (9,403 sq ft)
Available as suites of
430.42 sq m (4,633 sq ft)

West Wing Occupied:
Sunderland City Council

Second Floor

East Wing
319.03 sq m (3,434 sq ft)

West Wing Occupied:
Sunderland City Council
Gentoo

First Floor

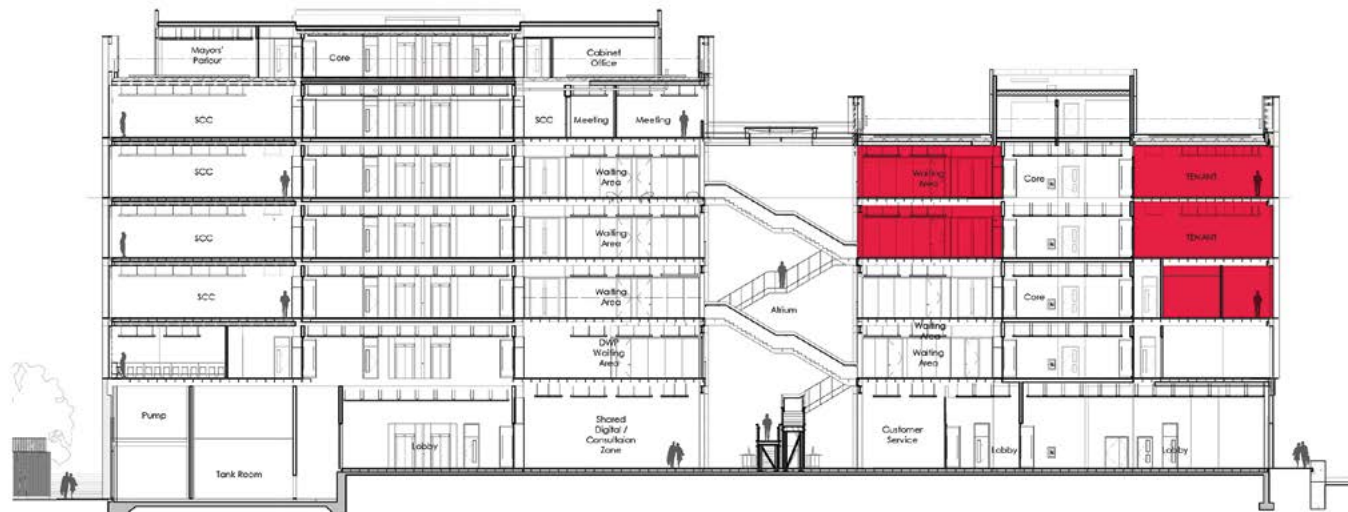
Floor Occupied:
Sunderland City Council

Ground Floor

Floor Occupied:
DWP
Gentoo



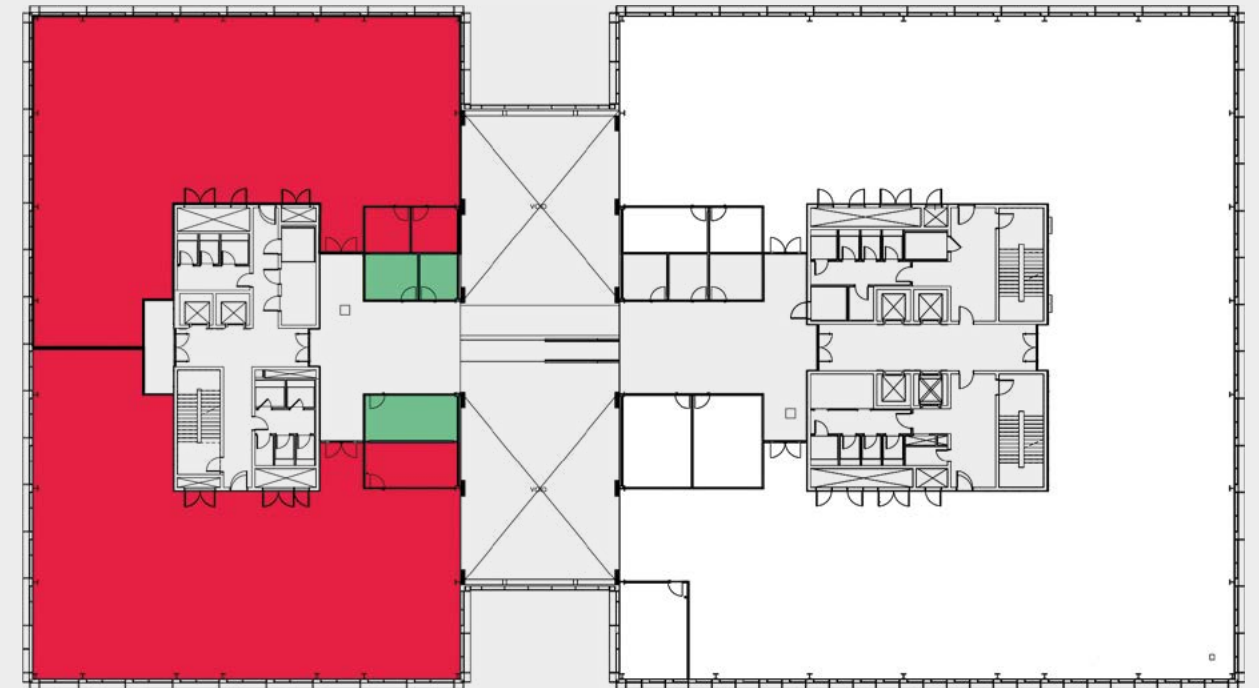
Communal meeting rooms



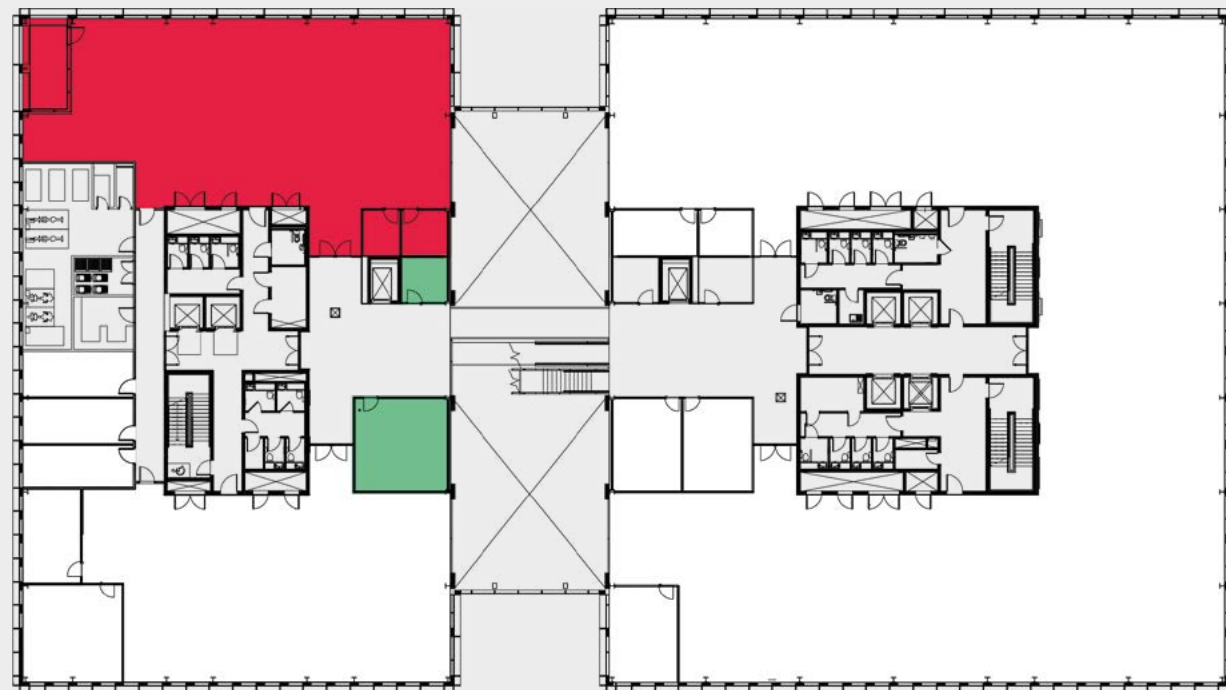
Floor Plans

The column free floor plates provide open floor space ideal for tenant individual requirements.

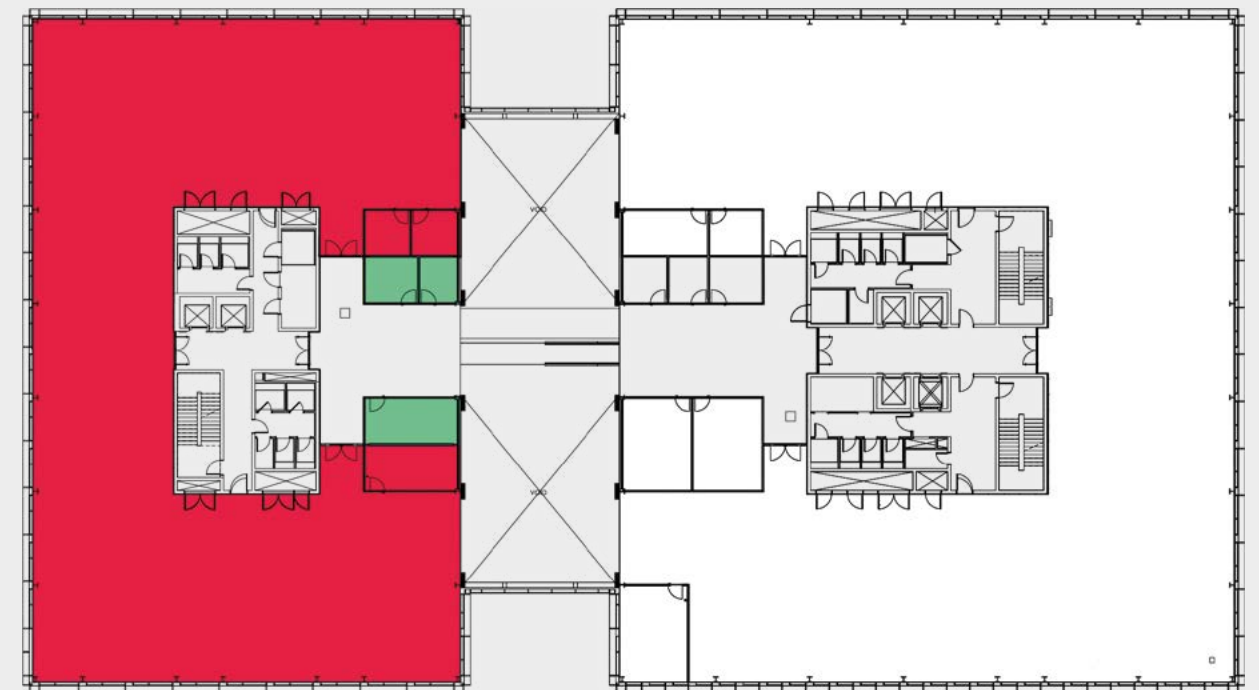
The glazed curtain wall envelope of the building maximises the natural light available making the space feel bright and spacious with great views across the cityscape.





Potential split for third and fourth floors from 430.42 sq m (4,633 sq ft)



Second floor
319.03 sq m (3,434 sq ft)



Third & fourth floor
873.57 sq m (9,403 sq ft)

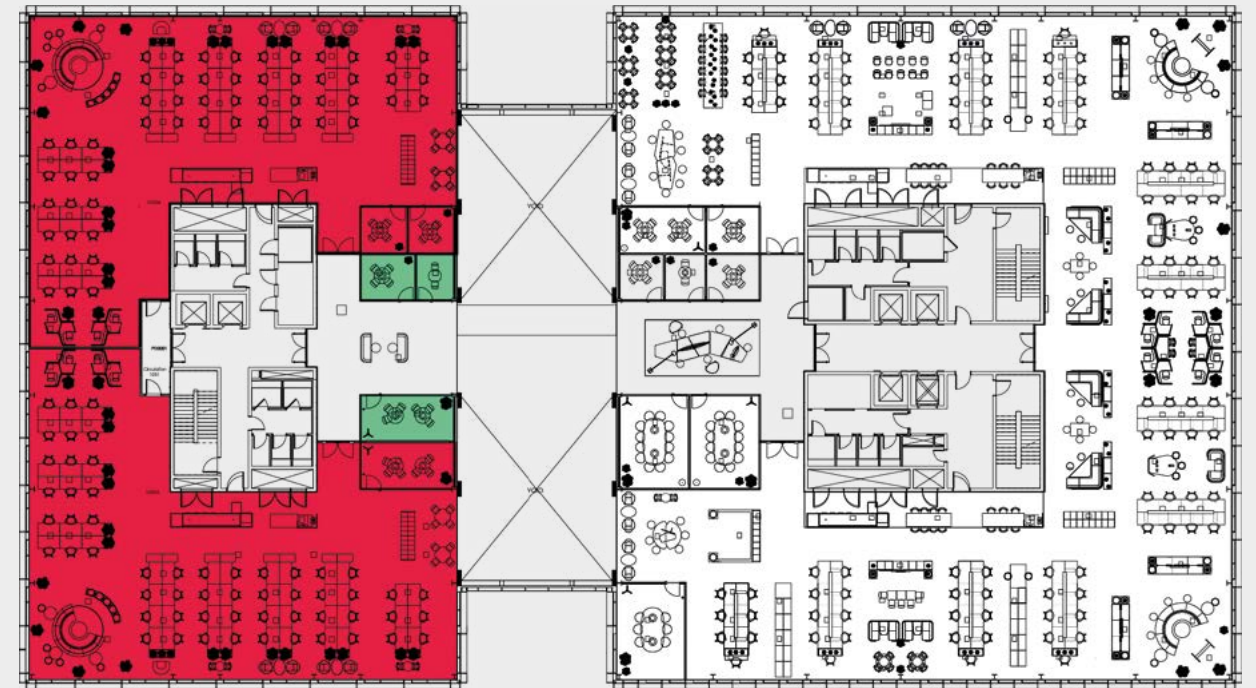
-  Available space
-  Shared meeting rooms

Space Planning



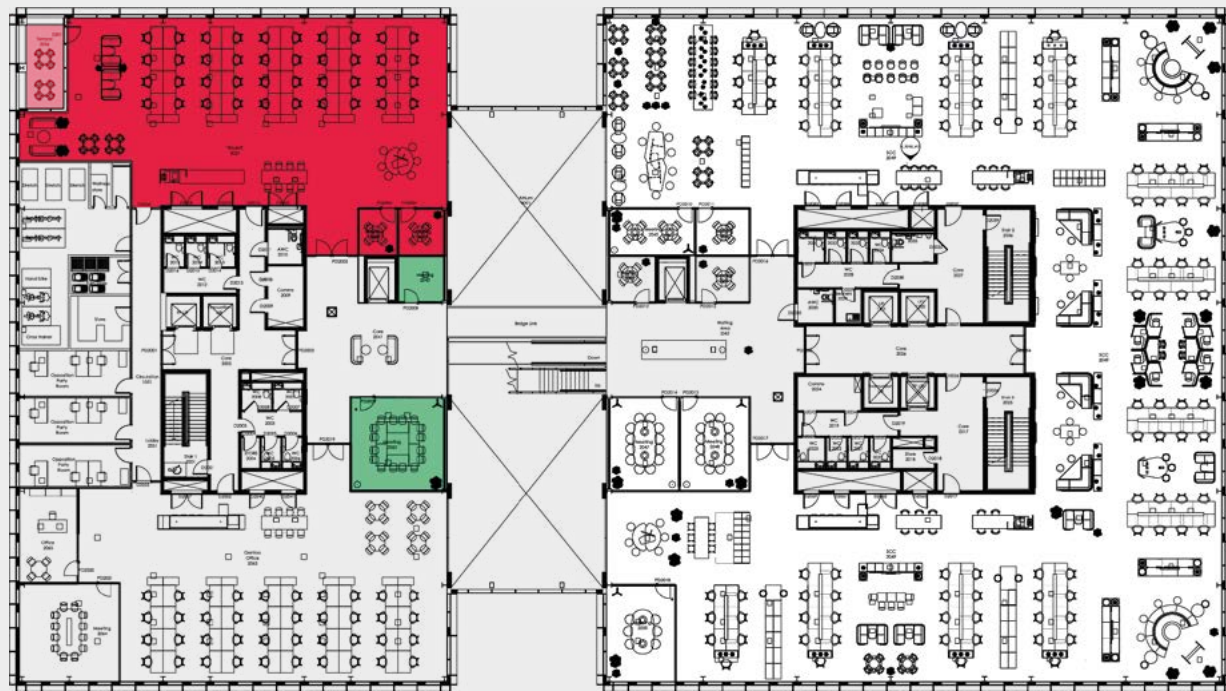
The floor plans illustrate how the space could be best utilised by tenants.

From a small single occupier or multiple occupiers on the same floor, to a larger single occupier, the space provides maximum flexibility.



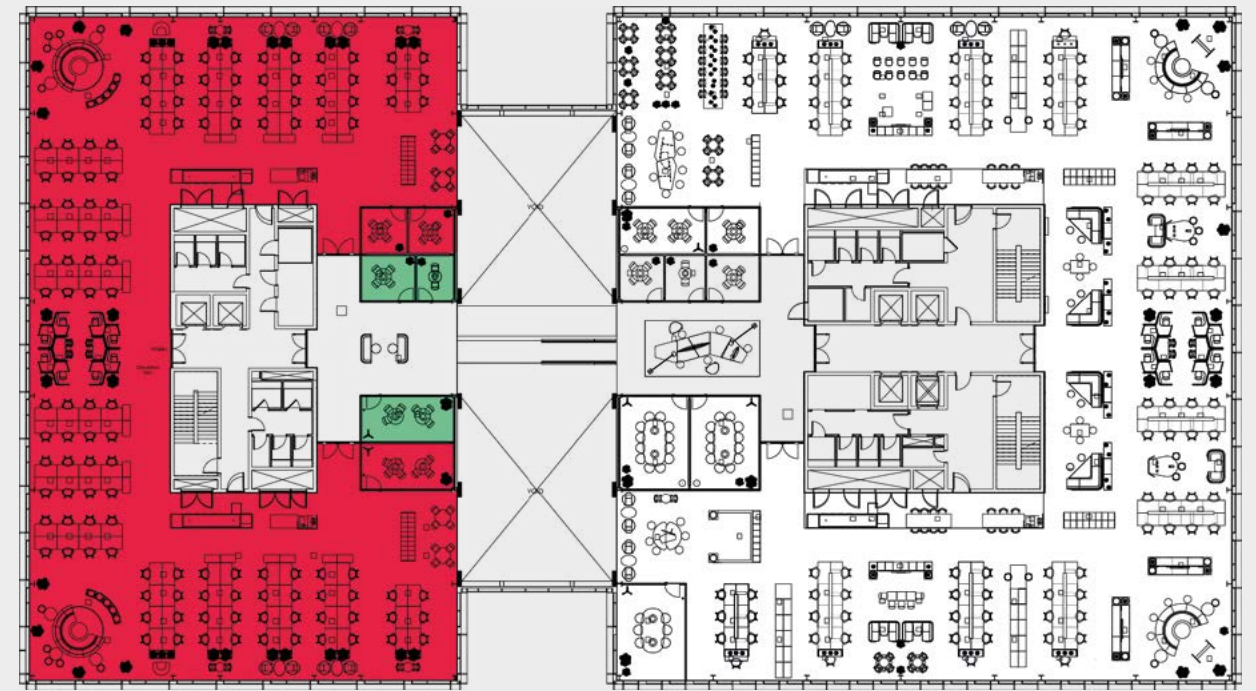
Potential split for third and fourth floors from

- Tenant Area 1
430.42 sq m (4,633 sq ft)
56 Desks
- Tenant Area 2
430.42 sq m (4,633 sq ft)
56 Desks



Second floor space plan

- Tenant Area
319.03 sq m (3,434 sq ft)
40 Desks



Third & fourth floor

- Tenant Area
873.57 sq m (9,403 sq ft)
112 Desks

Shared meeting rooms



Riverside Sunderland offers excellent connectivity, including direct rail services to London. First class public transport links (bus, metro and rail) provide easy access to a large workforce.



Location



The Metro system connects Sunderland to the wider Tyne & Wear area. Sunderland City Centre is served by three Metro Stations and a main Railway Station, with direct services to London Kings Cross.

Sunderland offers easy car and bus access. Uncluttered roads enable employers to operate efficiently, drawing staff from a wide catchment area. Further enhancing this competitive advantage, large scale infrastructure investment is currently underway.

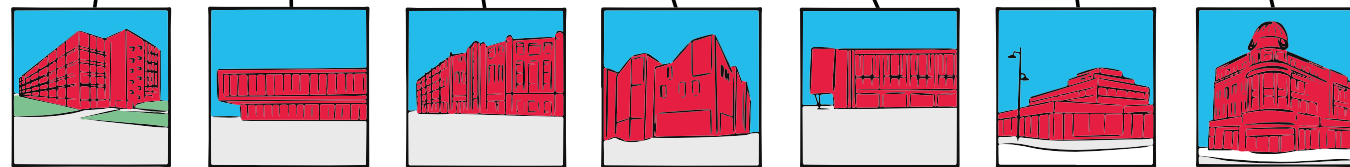
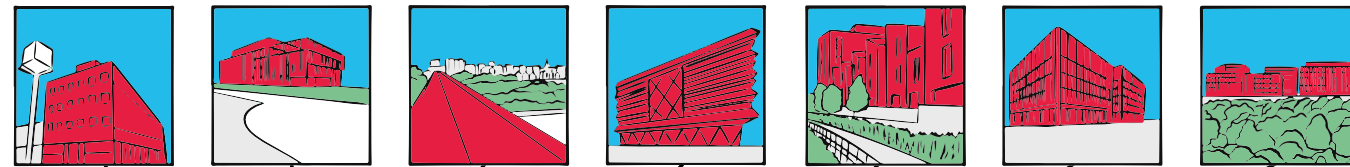
St Peter's and Sunderland Stations are within 5 minutes walk from City Hall and the main interchange at Park Lane is within easy walking distance via pedestrianised routes.

Regular bus services connect to key residential areas. Park Lane Interchange provides dozens of routes out of the city to local population centres as well as Durham, South Tyneside and Newcastle.

Newcastle International Airport is 16 miles from Sunderland and is accessed via the A1231 and A1 dual carriageways and the Metro. Newcastle International Airport offers direct flights to more than eighty destinations worldwide. Key destinations include the major hubs of Heathrow (60 mins flight time), Amsterdam (70 mins), Paris (85 mins) and Dubai (8hrs 40mins).

Travel Times from City Hall Sunderland	 ROAD	 RAIL
	NEWCASTLE	33mins
DURHAM	27mins	
MIDDLESBROUGH	39mins	58mins
MANCHESTER	2h 33mins	2h 30mins
EDINBURGH	2h 35mins	1h 55mins
BIRMINGHAM	3h 17mins	2h 40mins
LONDON	5h 2mins	2h 55mins

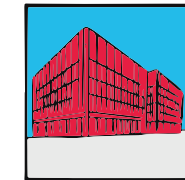
Gilbridge Station Eye Hospital Smart Bridge The Beam Vaux Housing City Hall L&G Buildings



Car Park The Auditorium Gilbridge House Culture House Keel Square Hotel Train Station Mackie's Corner

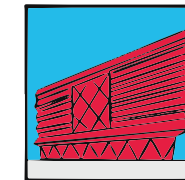
City of Transformation Sunderland

Sunderland city centre is undergoing the most significant programme of regeneration in decades, with exciting new places and vibrant new places taking shape around the city's riverside. Here are some of the most significant developments underway in Sunderland right now.



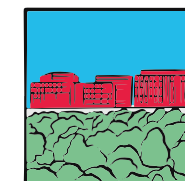
City Hall

Opening in autumn 2021, City Hall will be the workplace of some 2,000 people, including a range of support services and the City Council. It was delivered as part of a £100m commitment to Riverside Sunderland by Legal & General.



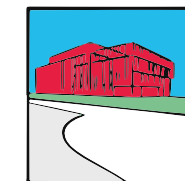
The Beam

Home to Ocado Retail – which has created more than 300 jobs – as well as indigenous business Penschaw View and Asset55, The Beam remains a flagship on this important site. It's construction marked the start of the transformation of the Vaux site.



L&G Buildings

Two speculative buildings will rise from the ground – the first later this year – creating 200,000sq ft of office space in the heart of the city. The schemes will deliver Grade A sustainable office space with views across the river.



Eye Hospital

The new Eye Hospital is set to relocate to Riverside Sunderland in 2023, following an announcement of the plans earlier this year. It is expected that a planning application will be submitted later this year.



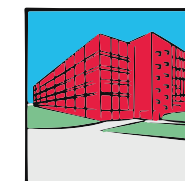
Smart Bridge

A pedestrian and cyclist crossing will connect both sides of the river, featuring stunning lighting, 5G connectivity and AR to deliver a unique 'experiential' bridge. Work starts this year and it will be in place by 2023.



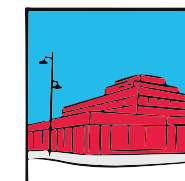
Vaux Housing

The first of the new residential communities on Vaux will start to take shape this year. 132 homes will be complete by 2023 and will be showcased at the Sunderland Future Living Expo.



Car Park

Supporting Riverside Sunderland with infrastructure that is fit for purpose is key to delivering a connected, dynamic destination for businesses and visitors. This eye-catching car park will support commuters and visitors. Work starts this year.



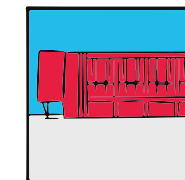
Train Station

Plans are being finalised for a revamp of the southern entrance of this vital transport hub, part of a 'one station' vision that will transform the northern entrance followed by the platforms in the future.



Mackie's Corner

Led by Sunderland developers, the Kirtley family, this iconic city building is now home to an eclectic range of retailers, cafes and bars, bringing a sense of vibrancy to the high street and boosting the offer to visitors and residents.



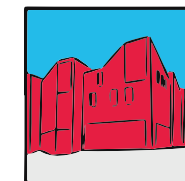
Keel Square Hotel

Work is well underway on a £18m 120 room Holiday Inn, that stands on the edge of Keel Square. Backed by Canada Life, the hotel will open its doors in 2022, delivered by developer Cairn Group.



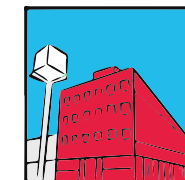
Gilbridge House

Taken on by Hays Travel in 2018, this former swimming baths has been transformed into the new home of Hays Travel, creating a flagship headquarters for the national travel firm.



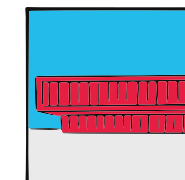
Culture House

A 'community living room', this exciting new attraction will be the UK's best library, with digital connectivity, interactive displays and spaces that can be used by residents and community groups, to come together in the heart of the city.



Gilbridge Station

The former police station will become a vibrant business hub, with North East developer Hanro having committed to a £3m refurbishment programme that will begin this year.



The Auditorium

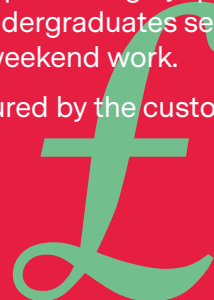
The £11m Auditorium, a new cultural venue with the capacity to stage performances from a range of artists, is set to be completed by 2022, and will complement the Fire Station which was stunningly restored in recent years. The new venue will host between 450 and 800 people.

Office based employers in Sunderland benefit from access to a large pool of skilled labour that has proven to be highly flexible in responding to the rapid changes in the way people work. Successive waves of reinvestment by organisations that have chosen to locate here demonstrates their satisfaction with the local workforce.

Demographics

Sunderland has a proven track record of delivering the talent that employers demand...

- employers have access to a highly trained and motivated workforce,
- the workforce is renowned for its skills, loyalty and adaptability.
- low attrition rates allow organisations to invest in training and developing staff with confidence.
- training initiatives are in place to deliver a pipeline of staff meeting the long term needs of employers.
- local universities offer a pool of highly qualified graduates, as well as undergraduates seeking part time evening and weekend work.
- the local accent is favoured by the customer service sector.



Workforce

Sunderland is located at the heart of a large potential labour pool

Radius from the city centre	Working age population
5 miles (8 km)	572,000
7.5 miles (12km)	344,000
10 miles (16km)	577,300
15 miles (24km)	978,500

Data Source: ONS, Census 2011

Skills relevant to back offices are well represented

Employment in occupational groups	Sunderland	% of total workforce
Administrative & Secretarial Occupations (SOC 4)	12,900	10.3
Administrative Occupations (SOC 41)	10,300	8.2
Secretarial and Related Occupations (SOC 42)	2,600	2.1
Sales & Customer Service Occupations (SOC 7)	15,100	12.0
Sales Occupations (SOC 71)	1,800	2.7
Customer Service Occupations (SOC 72)	3,400	5.3

Data Source: ONS, Labour Force Survey 2017-18

22.3% of Sunderland's workforce are engaged in occupations relevant to back - offices. (North East = 19.4%; UK= 17.4%)

The low cost of living helps to keep labour costs at a competitive level...Overall earnings in Sunderland were just 89.8% of the national average in 2019 (at 27,394), and 98.8% of the North East average. The increase on the previous year was just 1.8%, compared to 5.1% in the region and 2.9% nationally

Average annual earnings for example occupations	North East England	United Kingdom	North East as % of UK
IT Operations Technicians (SOC 3131)	26,156	28,865	90.6
IT User Support Technicians (SOC 3132)	24,591	28,642	85.9
Records Clerks & Assistants (SOC 4131)	18,096	19,328	93.6
Office Managers (SOC 4161)	25,106	28,766	87.3
Telephone Salespersons (SOC 7113)	14,638	17,940	81.6
Customer Service Managers & Supervisors (SOC 7220)	23,920	26,582	90.0

Source: ONS, Annual Survey of Hours & Earnings 2018 (median data)

Each year, the region's five universities deliver more than 9,000 graduates with degrees relevant to back office employers...Sunderland University alone produces about 1,600 graduates with relevant qualifications.

Relevant subjects	Graduated 2019	University of Sunderland	Durham University	Newcastle University	Northumbria University	Teesside University
Business & Management	5,265	1,315	830	1,250	1,510	355
Finance & Accounting	1,595	115	745	425	185	130
Pure Mathematics	485	5	260	190	35	0
Computer Science	1,785	210	100	455	400	620
Total	9,130	1,645	1,935	2,320	2,130	1,105

Data Source: HESA, academic year 2017/18



PATRICK MATHESON

DD: 0191 594 5015

M: 07796 192 356

Patrick.Matheson@knightfrank.com



AIDAN BAKER

DD: 0191 227 5737

M: 07712 868537

aidan.baker@realestate.bnpparibas