

# Discover a space to innovate

A groundbreaking office development  
in the heart of Riverside Sunderland

Riverside Sunderland  
[www.the-beam.co.uk](http://www.the-beam.co.uk)

Office Space Available to let  
2,724 sq.ft to 14,214 sq.ft



THE BEAM

A multi-award winning building





## Amenities

A state-of-the-art workspace designed for productivity and well-being, where every detail is tailored to enhance the working environment.

- > Welcoming reception team
- > 24/7 staff access
- > Pop up events
- > Café in adjacent City Hall
- > Walking distance to city centre
- > Outdoor terrace
- > River views
- > Secure indoor bicycle store
- > Shower facilities
- > Excellent public transport links
- > Offsite car parking

# Events

It's not just about the stunning building. You could be part of a vibrant community at Riverside Sunderland.

There is more to Riverside Sunderland than just offices. There is an annual programme of events to enhance the working day. From lunch time classes, evening workshops, seasonal markets, charity events and friendly sports competitions.

The health and well-being 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.

- > Seasonal markets
- > Pop up food vendors
- > Pop up retailers
- > Information stands
- > Online financial advice sessions
- > Blood donation sessions
- > Healthy choice sessions
- > Tenant networking
- > Book club
- > Art & craft workshops
- > Yoga & pilates
- > And more...

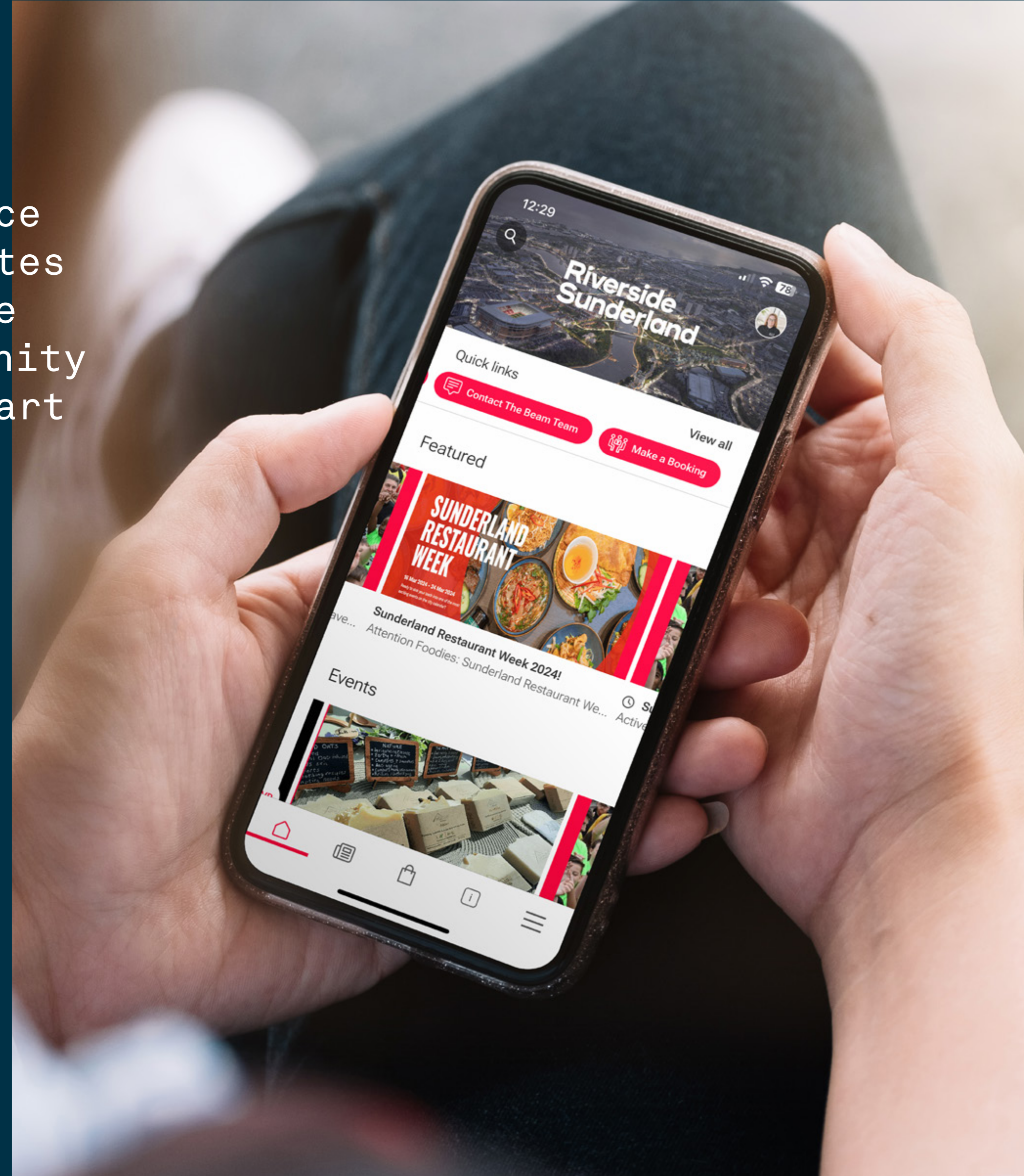


# Our Riverside

Our helpful tenant experience platform seamlessly integrates building operations, flexible space management, and community engagement into a single smart digital management tool.

From streamlined visitor management to a centralised information point for discounts, retail offers and community events, the app enhances tenant and employee satisfaction by acting as an engagement layer, strengthening the connection between buildings and occupants at Riverside Sunderland, offering value beyond physical amenities.

The on-site team ensures maximum utilisation through sign-up events with giveaways and continuous efforts to drive re-engagement with updated content and incentives. This proactive approach encourages employees to return to the platform, to enrich their workplace experience.



## Key Features

- > Follow our latest news and updates
- > Learn more about our building amenities
- > Streamline your visit by prebooking
- > Read great content from the community
- > Discover products and services offered by our retailers

“The Riverside development is at the heart of the developing cultural quarter in the city, close to the Fire Station, the Empire Theatre and soon to be Culture House. The Beam provides us with a lovely working environment with good facilities, friendly staff, transport accessibility and a close community of businesses.”

Gayle Woodruffe, North East Screen,  
Operations Director



## Location

The Beam looks out over a fast-changing cityscape. Riverside Sunderland will be home to up to 10,000 workers, based out of 1 million sq ft of modern office space.

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 city.



## A Home to Culture

On the doorstep is a range of leisure facilities, from the Empire Theatre to The Fire Station Auditorium. Riverside Sunderland also offers convenient access to a vibrant daytime economy with scores of cafes, bistros and restaurants.



## A Bustling Shopping District

The Bridges shopping centre is a stone's throw away, making Riverside Sunderland 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.



## First Class Public Transport

- Metro system connects Sunderland to wider Tyne and Wear area
- Direct rail services to London King's Cross
- Regular bus services connect to key residential areas
- Numerous cycle routes to Riverside Sunderland and across the city
- Newcastle International Airport is 16 miles from Sunderland

“The Beam in particular is a statement building at Riverside Sunderland and is ideally placed. Its transport links are fantastic, whether you’re coming by car, rail or bus, there’s a way for you to get to us and it’s right in the heart of the transforming city centre.”

Daniel Ward, Ocado,  
Senior People Development  
and Quality Manager







## Benefits

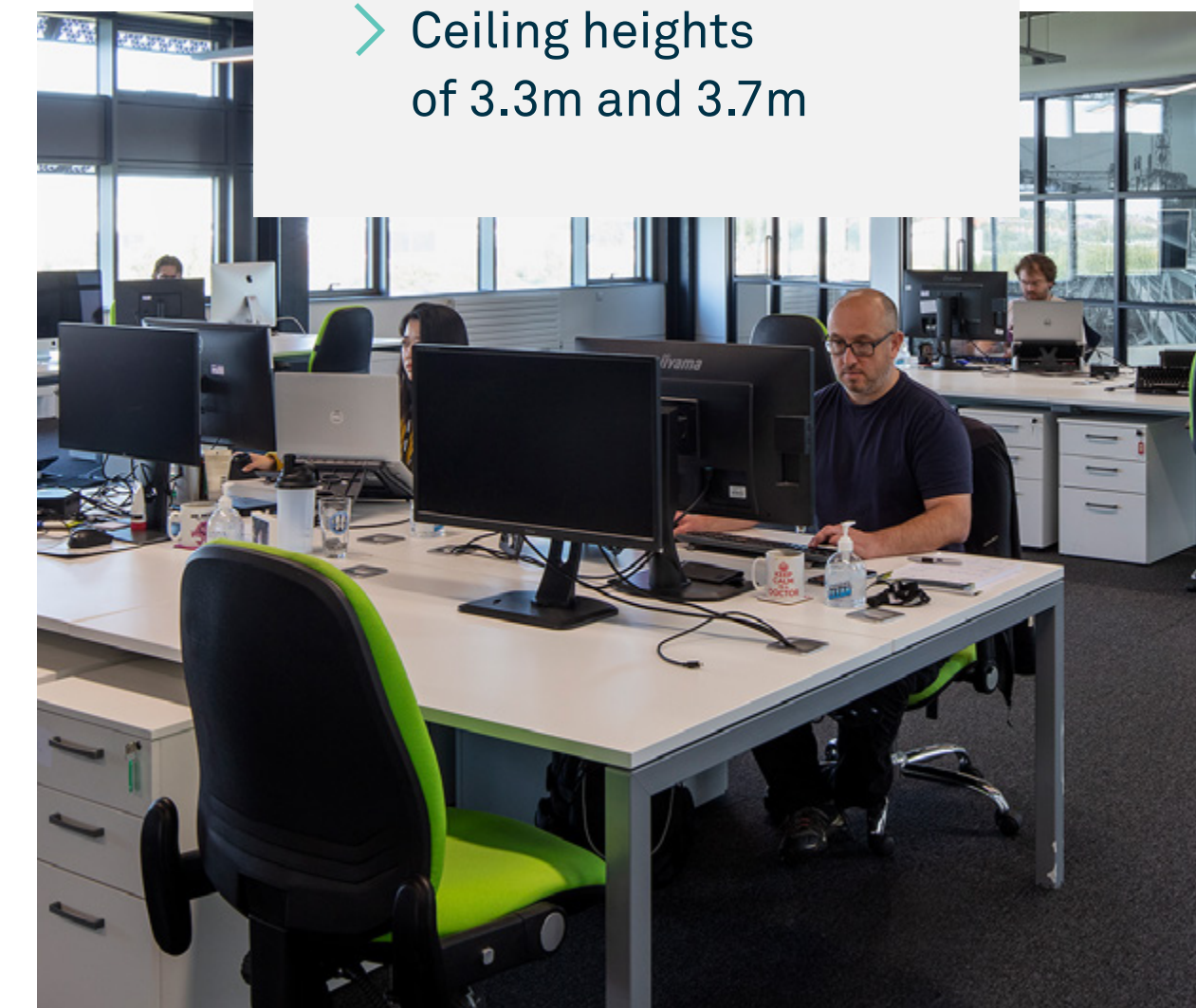
The Beam provides modern, flexible office space in the centre of an emerging cluster, creating new opportunities for businesses of all sizes.

Whether you're an ambitious, growing business, 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.



### Key Features

- > EPC rating A-20
- > Natural Ventilation
- > Air Conditioning on the mezzanine level
- > Exposed services
- > LED Lighting
- > Raised access floors throughout
- > Flexible Fibre Options for IT connectivity
- > Accessible with 2 passenger lifts
- > Ceiling heights of 3.3m and 3.7m





## Working in Partnership



### Skilled Workforce

Sunderland college and the University of Sunderland are two employer focused anchor institutions, that work in partnership with businesses to deliver the skilled people they need to succeed.



### Business Investment

A proactive Business Investment Team and a range of organisations set up to foster a collaborative and well-connected business community.



### Connectivity

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.

# Availability

Ground Floor



Mezzanine



Second Floor



All spaces have a floor to ceiling height of 2.6m

| Floor           | Tenant            | Sq.m  | Sq.ft |
|-----------------|-------------------|-------|-------|
| Ground North    | North East Screen |       |       |
| Ground North    | Available         | 288.9 | 3,110 |
| Ground South    | Available         | 311   | 3,347 |
| Mezzanine North | Available         | 255   | 2,745 |
| Mezzanine South | Available         | 206.4 | 2,222 |

| Floor           | Tenant       | Sq.m  | Sq.ft |
|-----------------|--------------|-------|-------|
| 1st Floor       | Asset55      |       |       |
| 2nd Floor North | Apexon       |       |       |
| 2nd Floor South | Available    | 465.6 | 5,012 |
| 3rd Floor       | Ocado Retail |       |       |
| 4th Floor       | Ocado Retail |       |       |



# Sustainability

We believe in creating an office environment that not only fosters innovation and collaboration but also prioritizes our responsibility to the planet.

Through our commitment to sustainability, we're dedicated to minimising our environmental footprint while maximising efficiency and comfort for our tenants. From energy-efficient building systems, supporting local business to eco-friendly practices that enhance your working experience. Together, we can create a greener, more sustainable future, starting right here in our vibrant city centre office space.

## Our Credentials

- > BREEAM very Good
- > EPC- A
- > Travel Plan
- > Investors in the Environment Award
- > Better Health at Work Award



# Contact

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.

## Contact Us

The Beam, Plater Way,  
Sunderland, SR1 3AD  
[www.the-beam.co.uk](http://www.the-beam.co.uk)

## Joint Agents for The Beam

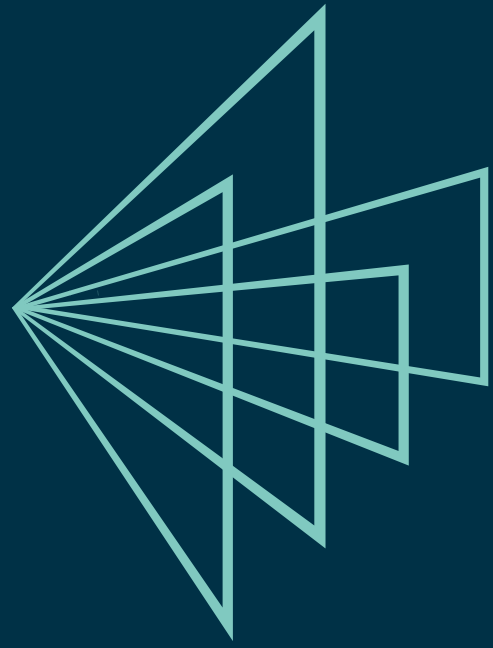


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## THE BEAM



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