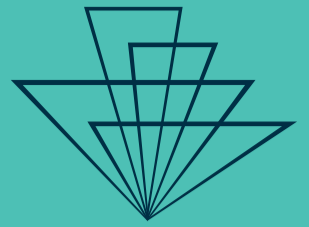


A market defining office building in the heart of Sunderland City Centre



THE BEAM

Sunderland is a city undergoing transformation, with over £1.5 billion of investment planned ahead of 2024 and a thriving cultural offer, in line with a clear vision for the future. THE BEAM is only just the start.

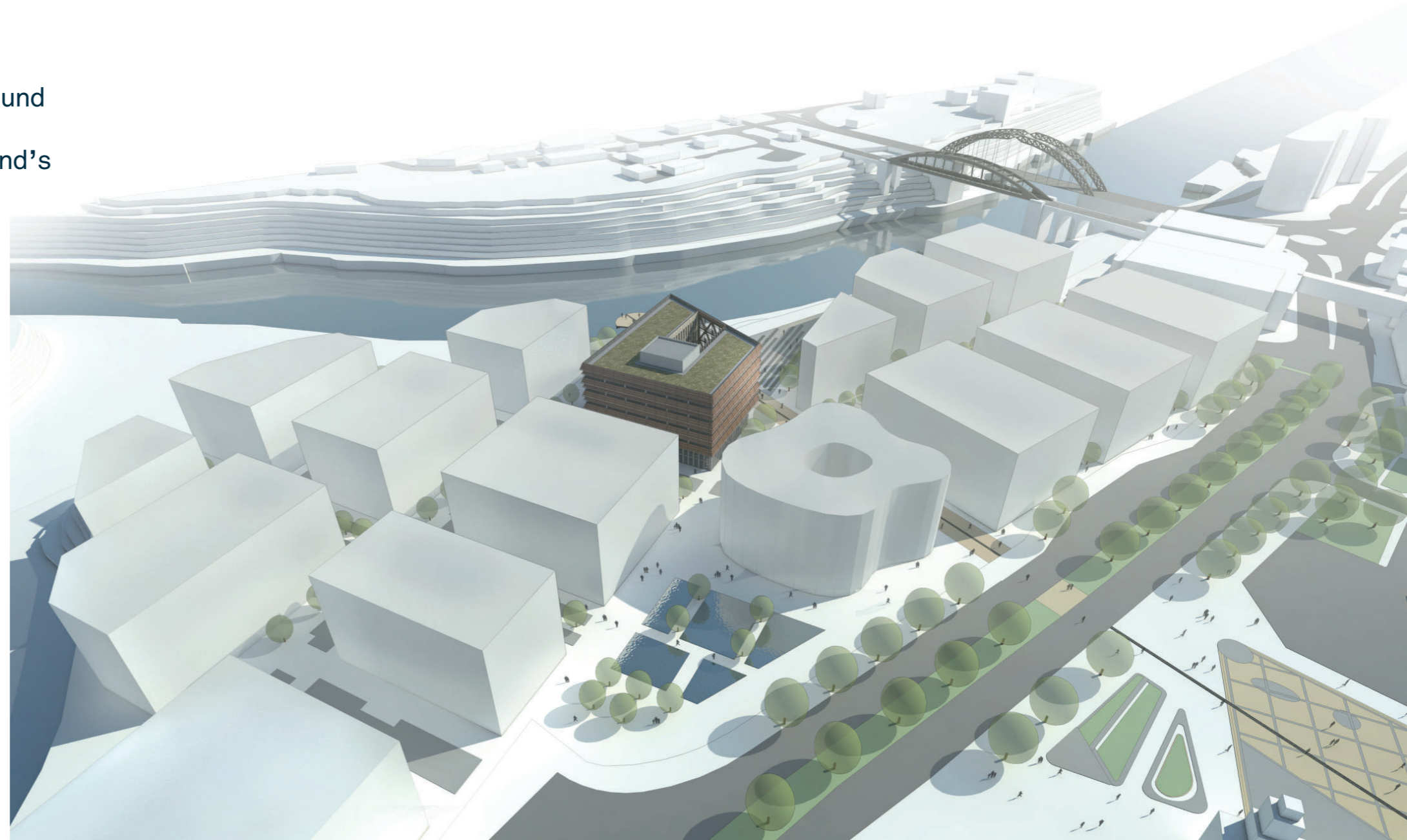
Exciting plans for city centre redevelopment build on the success of companies such as Nissan and a world-class advanced manufacturing sector; the city's highly regarded business, financial and professional services sector at Doxford International and Hylton Riverside; and our established software and digital sector.

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

THE BEAM is the first building to be developed at VAUX, a ground breaking mixed use development at the iconic home of Sunderland's former city centre brewery.

Buildings at Vaux are being built with wellbeing at their heart, with stunning views and spaces for people to live well, work well and feel good.

The Vaux Masterplan sets out an ambitious and imaginative reinvention of this former brewery site, delivering high-quality office accommodation together with complementary residential, retail, food and drink, hotel and leisure uses, all linked to the city centre via the new Keel Square.



- > Offices 45,523 sqm
- > Retail, restaurant & leisure 3,716 sqm
- > Residential 250 homes
- > Exhibition/office space 3,995 sqm
- > Hotel 1,858 sqm
- > Secure car parking
- > Superb transport links within short walking distance

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, Vaux is a place for business to flourish and for people to thrive.



Lying at the heart of the North East and within easy reach of Durham, South Tyneside, Gateshead, Newcastle and Teesside, this flag ship building offers an opportunity for ambitious businesses hungry for growth to be at the heart of Sunderland's transformation.

THE BEAM provides flexible office space in the centre of an emerging cluster creating links and opportunities with business big and small through collaboration, new technologies and data-driven growth. These opportunities exist for tech and non-tech businesses alike.

> Consult and Design,
Sunderland Software Centre



THE BEAM'S location means businesses can be ideally positioned in the heart of the city centre and make the most of the city's retail, leisure and cultural offer. With the Music Arts and Culture Quarter, The Bridges, a strong and varied independent offer, and an extensive events programme all on your doorstep, it's great not to have worry about how to get home from the city's bars and bistros. Metro, train and bus links are within easy walking distance. It's also exciting for clients – just imagine what they'll say about that great view of the river.

Importantly, Sunderland is not just any city – it's a leading digital city. The talent that's emerging from here is just amazing – and businesses can be right on hand to tap into it, in the middle of the University of Sunderland's two main campuses and within walking distance of Sunderland College's new City Campus.

Added to this, is the support from Sunderland City Council's Business Investment Team and organisations such as Sunderland Software City, both of which have supported many businesses to grow successfully here.

THE BEAM will accommodate businesses looking for contemporary working environments from as little as 2,500 sq.ft up to 59,000 sq.ft. Whether you are a young business looking to find a home to grow or an established player wanting to take your office address to another level, find out more about THE BEAM.

< Northern Spire bridge

Specification:

- > Welcoming reception team
- > 24 hour access
- > Feature courtyard common area
- > Flexible fibre options for IT connectivity
- > Shower facilities
- > Bicycle stores
- > Offsite car parking
- > Fully accessed raised floors
- > LED Lighting
- > Exposed ceilings
- > Natural ventilation
- > Accessible with two passenger lifts



Floor	Sq.m	Sq.ft
Ground North	470	5,059
Ground South	319	3,433
Reception	147	1,581
Mezzanine	529	5,694
First Floor	1,014	10,915
Terrace	208	2,239
Second Floor	1,014	10,915
Third Floor	1,014	10,915
Fourth Floor	1,014	10,915
Total	7,194	59,427

With a brand recognised both nationally and internationally, tombola is an indigenous Sunderland business that, thanks to the skill and ingenuity of its North East team, has established itself operating Europe's biggest online bingo sites.



> tombola campus, Sunderland

Bringing together a talented and passionate team of tech developers, skilled marketers, customer service advocates and support teams in finance and HR, tombola has held true to the values that first established it in the market – a friendly and fun business, with community at its heart.

The company has assembled a 450-strong team, having started out with just ten employees, and is focused on breaking into new markets, as well as cementing foundations in Sunderland, having invested £7 million in a state-of-the-art office, one of a trio of buildings on its stunning campus overlooking the River Wear and just minutes away from the city centre.

Phil Cronin, chief executive at tombola, said: "Sunderland is my home, and tombola was born here, so it's a place I am incredibly passionate about – but with good cause.

"We are at the heart of a region that is riding the digital wave, with a tech sector that is the envy of many, and our central location within that region – with fantastic universities on our doorstep – means we are in the fantastic position of being able to attract the best people."

"The friendliness and dedication of our team is something I think comes with being based in this part of the world – and that's underpinned our growth."

He added: "Couple that passion with the advantages of being easily accessible by road and rail, and the excellent support we enjoy from our colleagues at the city council, and being based in Sunderland becomes a decision that is not only driven by an emotional attachment to my home city - it also makes very good business sense."

Phil Cronin
Chief Executive at tombola

Coatsink is an award-winning games development company and digital innovator, created in 2009 by Tom Beardsmore and Paul Crabb.

Having originally set up in Teesside, the business relocated to Sunderland in order to take advantage of its central location – giving access to a larger talent pool – and the competitive rates that allow the business to offer exceptional value for money to customers.

Coatsink has quadrupled its workforce since the move to Sunderland, now employing more than 60 people in the Software Centre, and with ongoing plans for expansion, this is a company that is flying the flag for the city's tech talent.

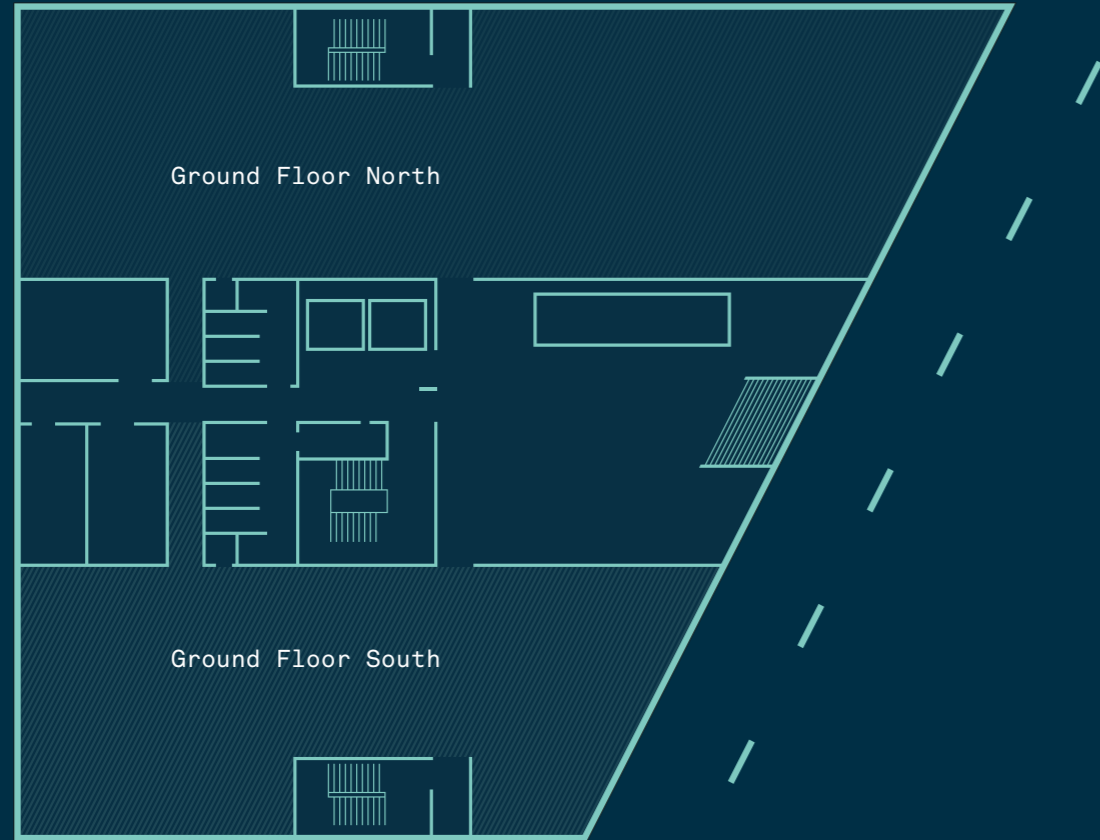
Tom said: "We are minutes from the Metro and rail station, which allows our team from across the North East to commute here easily. And we have fantastic universities close by who are producing the talented people we are looking for to further the expansion of our business."

Tom Beardsmore – Coatsink,
Sunderland Software Centre >



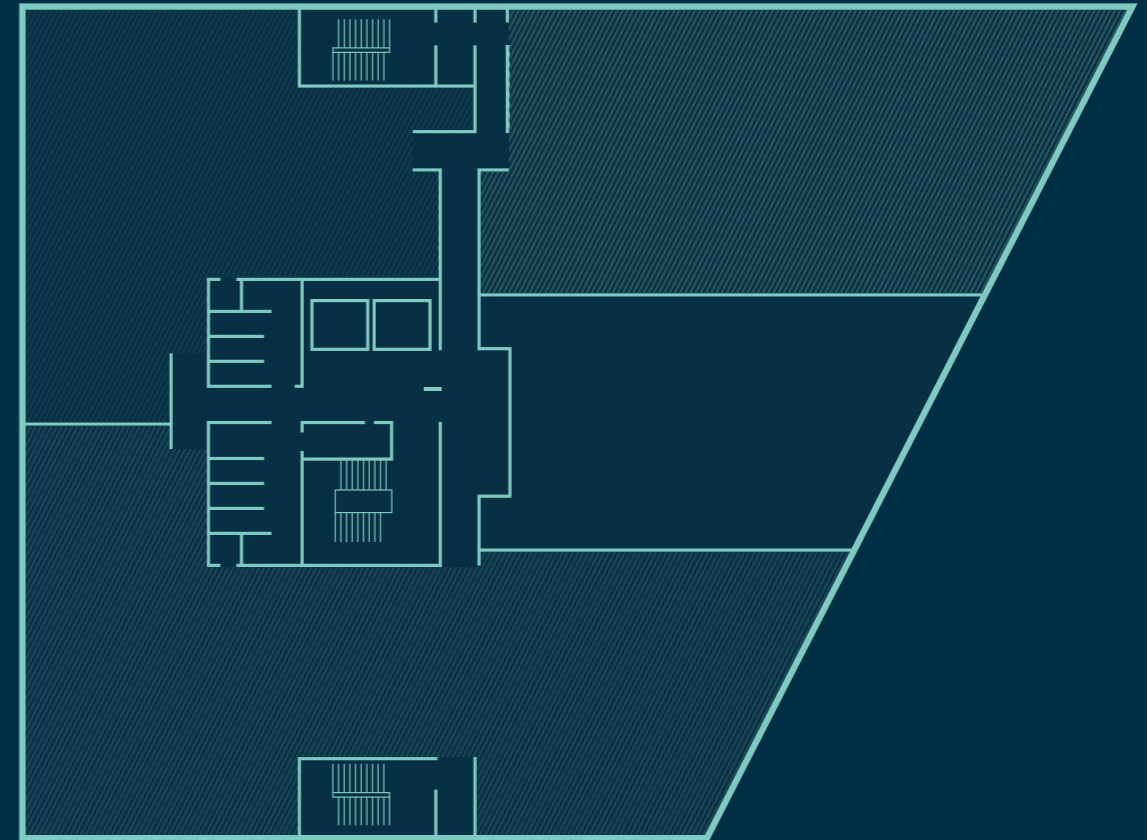
Ground floor

Ground Floor North 470 sq m (5,059 sq ft)
Ground Floor South 319 sq m (3,434 sq ft)



Floors 1, 2, 3 and 4 - indicative split

1,014 sq m (10,915 sq ft)



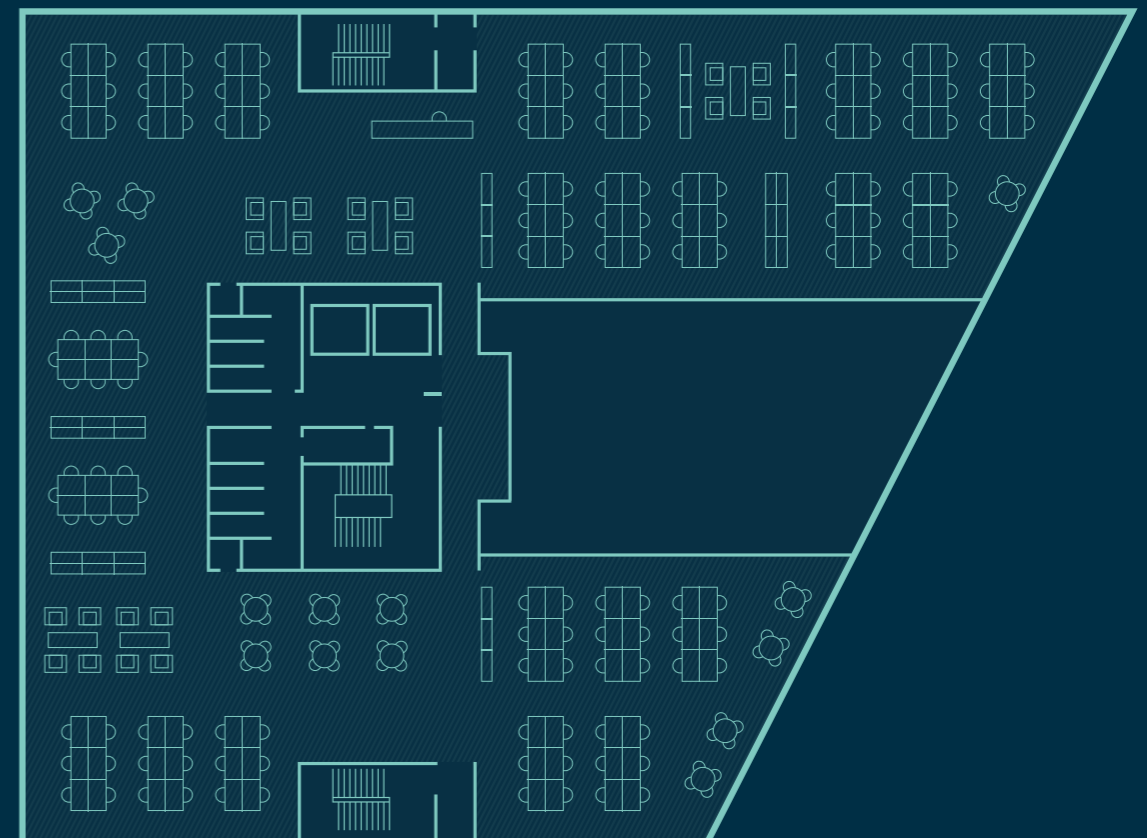
Mezzanine

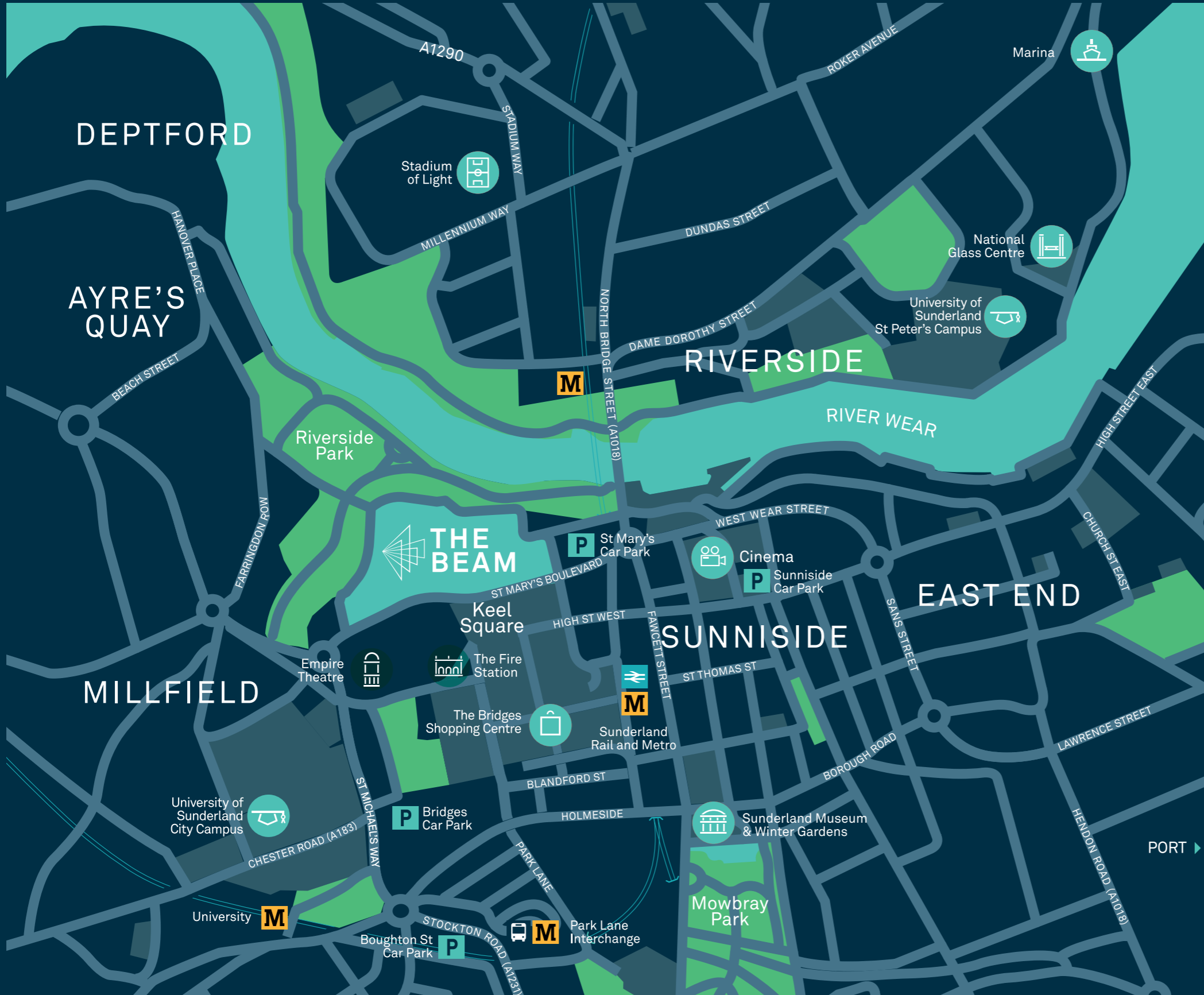
529 sq m (5,694 sq ft)
Illustration of how the Mezzanine can be subdivided into two suites



Floors 1, 2, 3 and 4 indicative space plan

1:8 sq m occupational density showing 126 no. workspaces
Indicative Space Plan - Medium Density





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.

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THE BEAM

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