

**TO LET - 4th Floor**

Grade A Offices 103 sq m (1,109 sq ft)  
to 875 sq m (9,416 sq ft)

**Final floor remaining**

# 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.

# Riverside Sunderland



City Hall Sunderland

Exceptional Location

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



Standing next to the Keel Line, City Hall is 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
- New Keel Crossing footbridge provides direct access to the Shepfields restaurant and leisure venue as well as the Stadium of Light and Shepfields residential development
- 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

# Sunderland. A forward thinking city

Sunderland's trajectory is undeniable. The city's transformation has been fuelled by recent investment of over £2 billion.

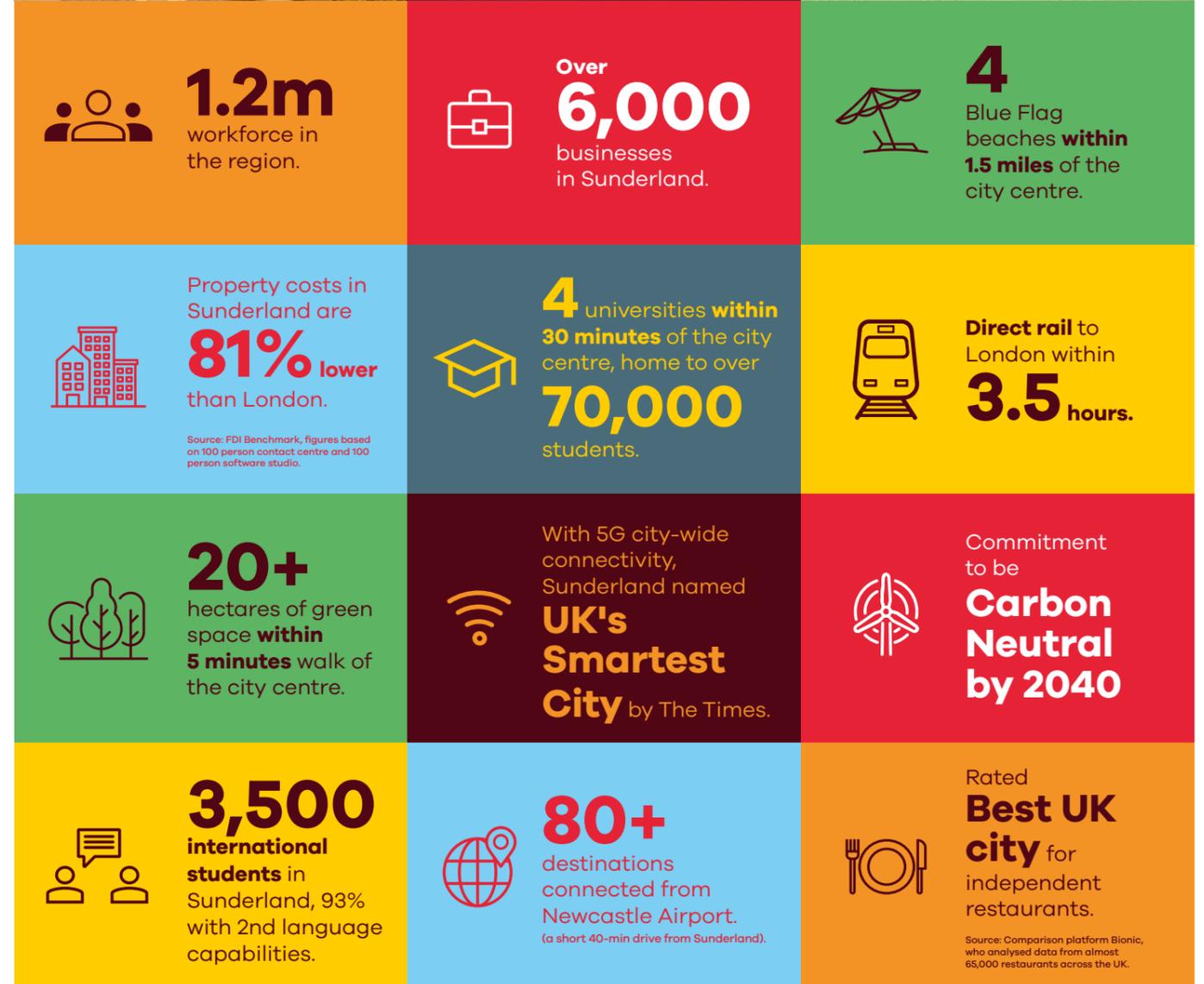
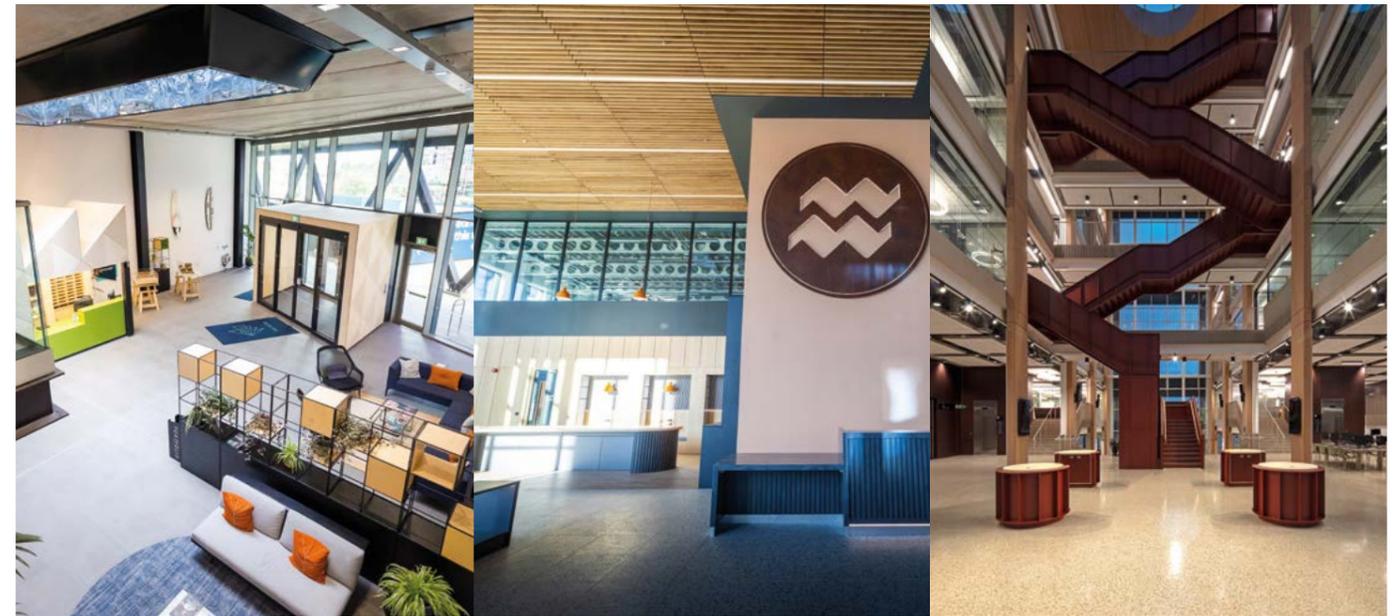
This commitment to growth is reshaping Sunderland into a dynamic, ever evolving hub, with Riverside Sunderland at its core.

With over £650m invested in the Riverside Sunderland project to date, it will provide 1 million sq ft of employment space, 10,000 new jobs, 1,000 new homes, 13 ha of high quality public realm and attract 2,500 new residents.

Sunderland's appeal is multifaceted. Home to prestigious brands like **Ocado, Hays Travel, Just Eat, Barclays and the British Esports Federation**, the city offers a **thriving business environment** supported by a skilled workforce.

Its **strategic connectivity**, including the Tyne and Wear Metro, direct rail links to London, access to 80+ destinations from Newcastle airport (a 40 minute drive from Sunderland), and excellent highways access coupled with **advanced digital infrastructure**, positions Sunderland as a highly accessible and forward-thinking city.

The city seamlessly blends a stunning coastline and high-quality greenspaces with a dynamic business community, attracting global organisations seeking growth opportunities. This combination of natural beauty and economic vitality, driven by substantial investment, reinforces Sunderland as a **visionary city and a sought-after location to invest, live, work, and visit.**



1 & 2. Maker and Faber Buildings  
3. The Beam



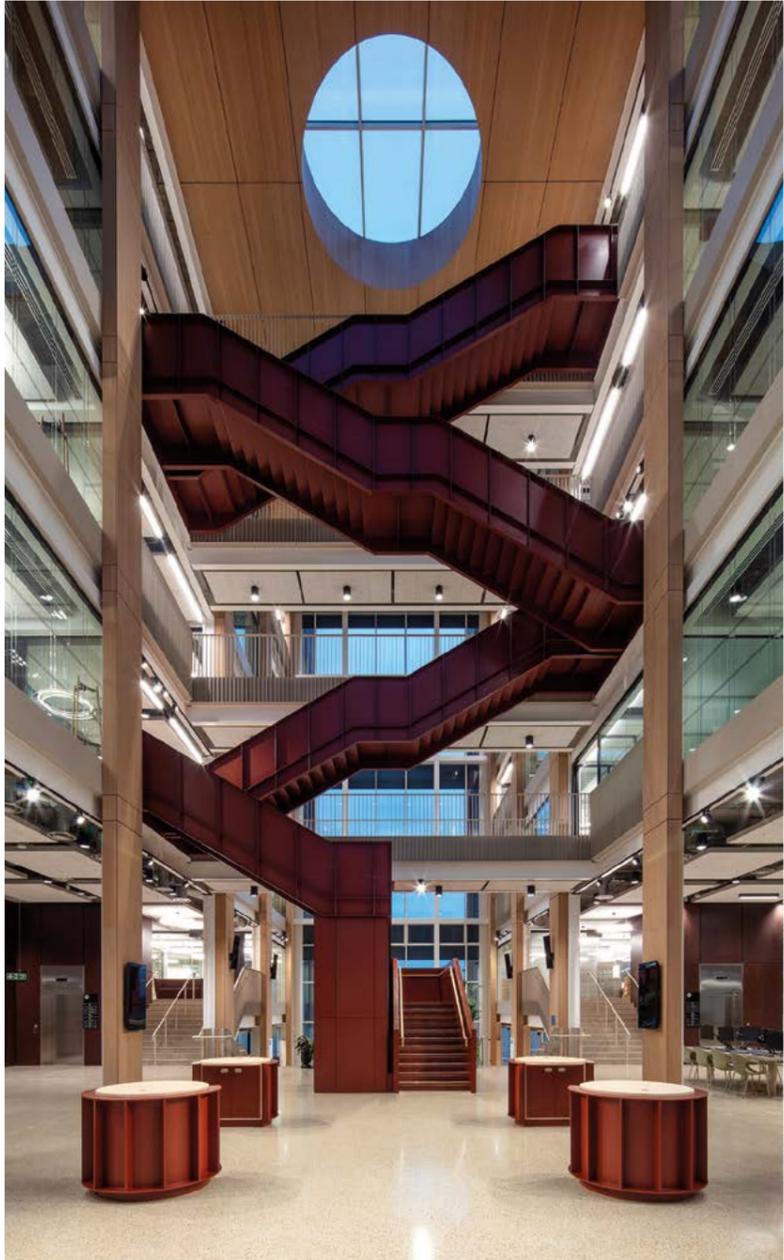
1. The City Hall building



2. In office meeting rooms



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



4. 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



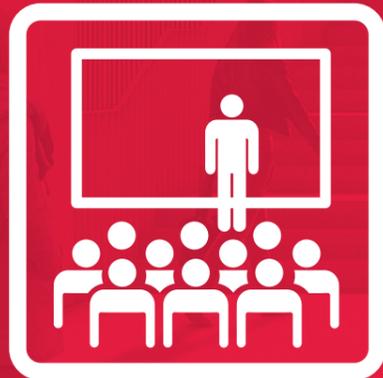
**'Floor walkers'**  
welcoming and directing occupiers and visitors



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



**Meeting rooms**



**Presentation and event space**



**Public rehydration stations**

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

**City of Sunderland**

**zen** EDUCATE

**gentoo**



Department for Work & Pensions



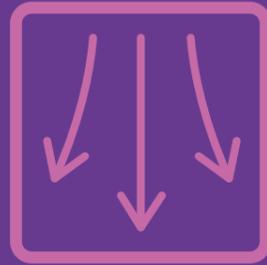
# Outstanding Specification



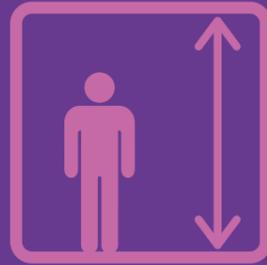
Office suites fitted with meeting rooms



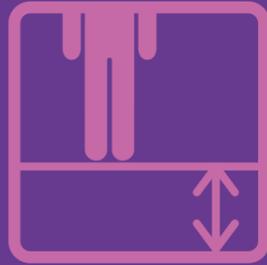
Office suites fitted with kitchen facilities



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



Shower facilities



Cycle Storage and changing facilities



Back-up power by standby generator

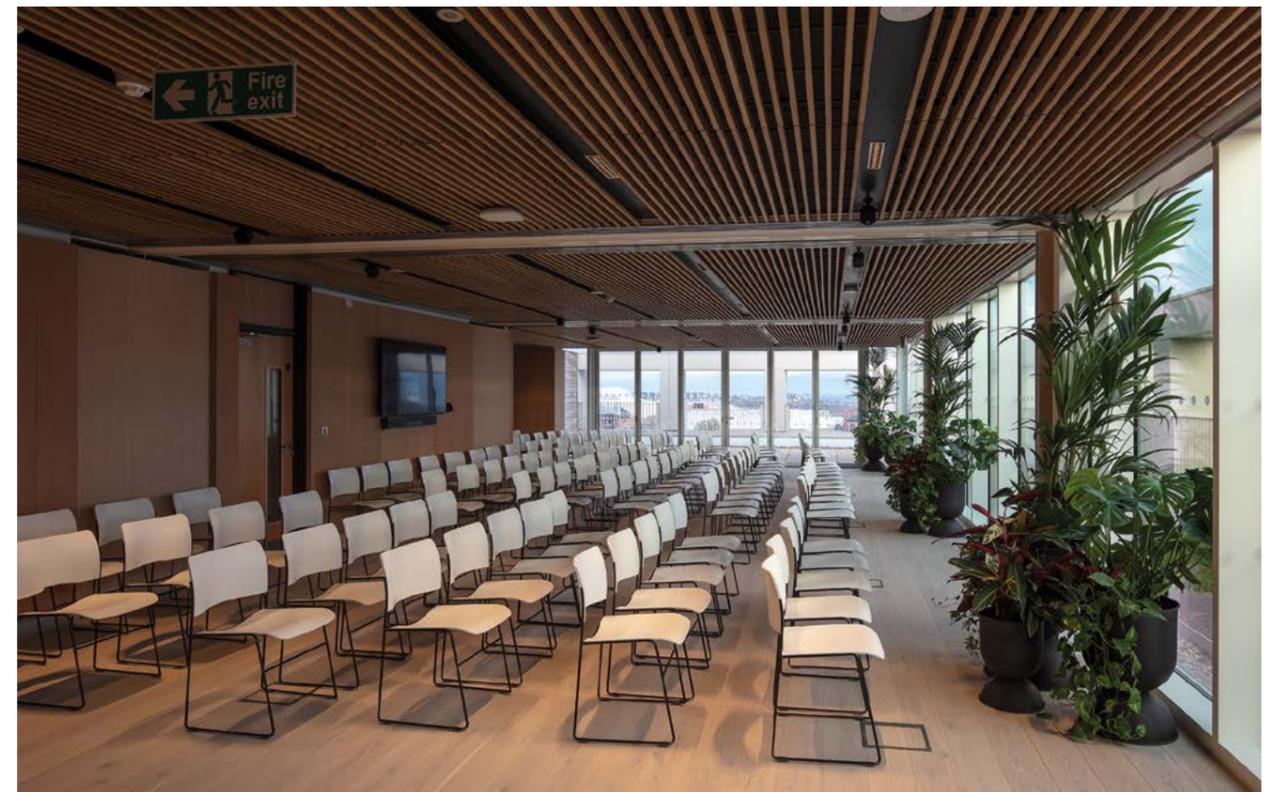


Diverse primary and secondary (resilient) duct route provision for third party suppliers



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

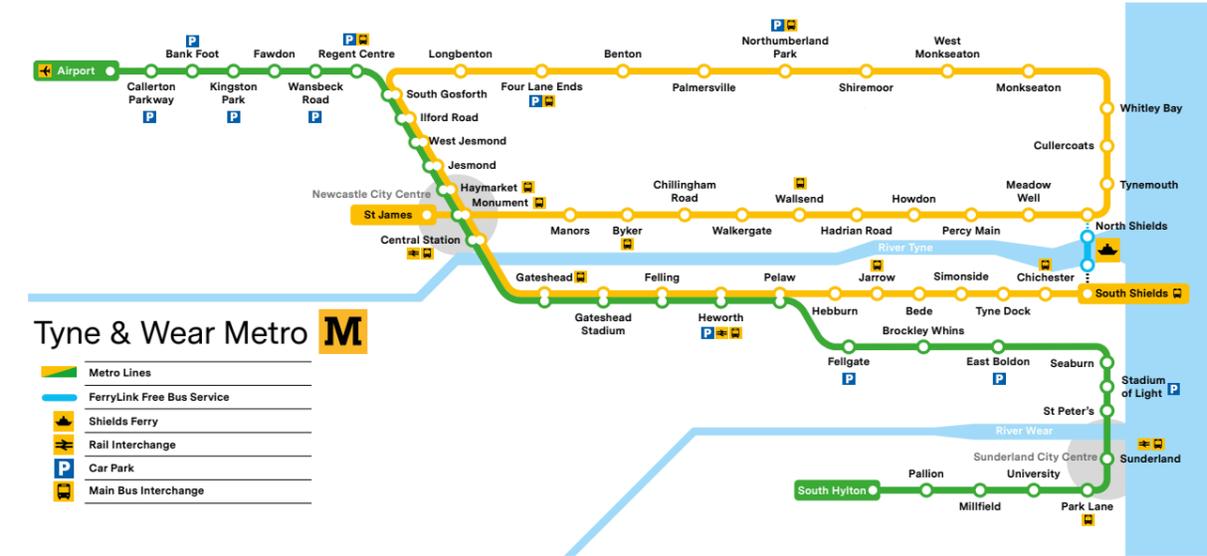
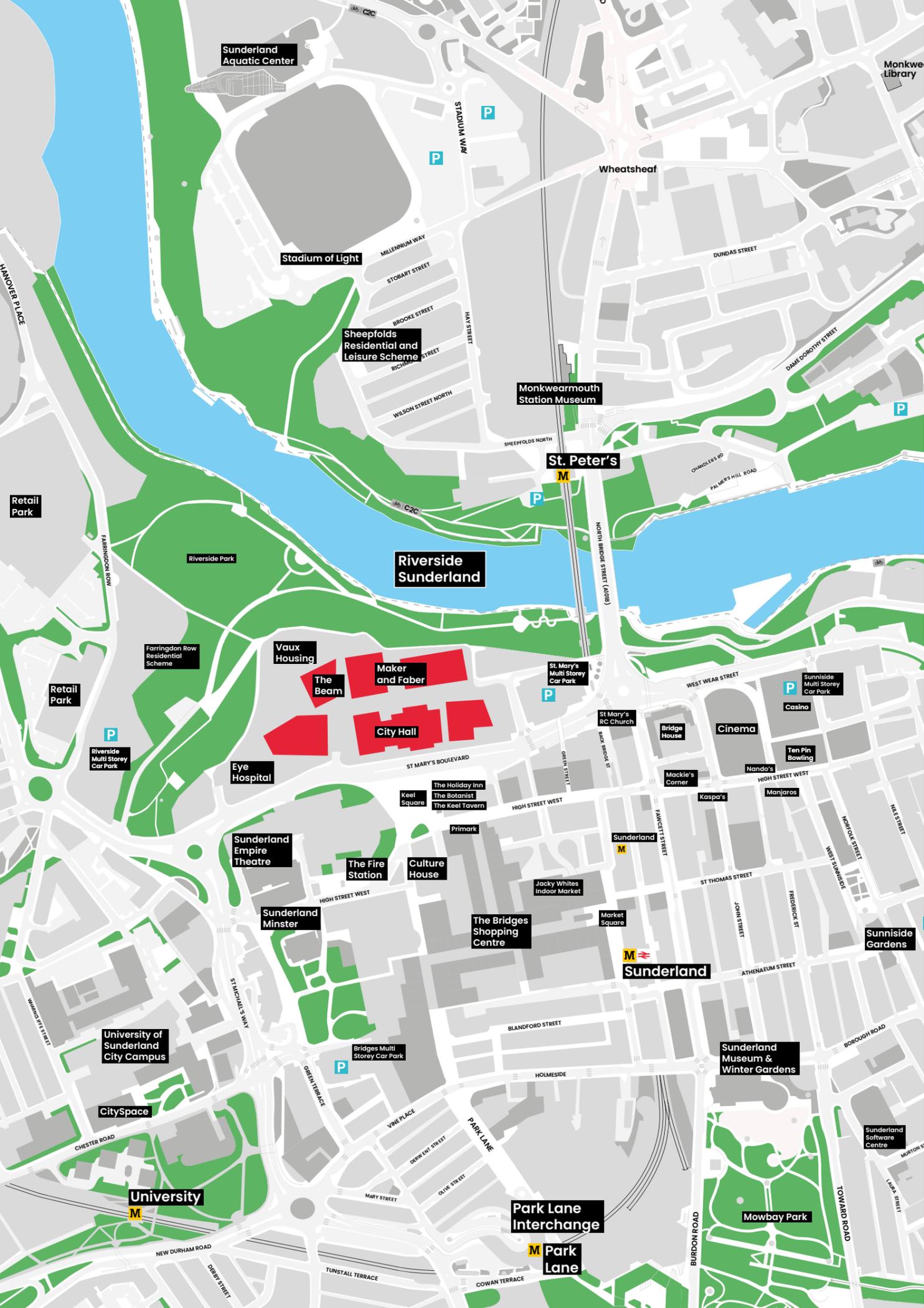
1 Exposed services



2 Mayors Chambers



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.

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).

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.

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



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