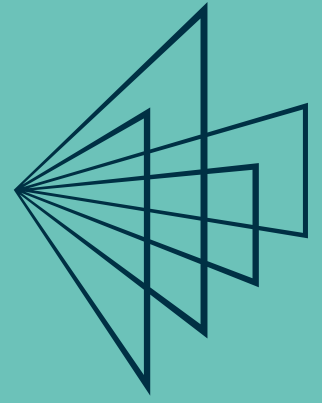


TO LET

GROUND FLOOR RETAIL/
LEISURE OPPORTUNITIES

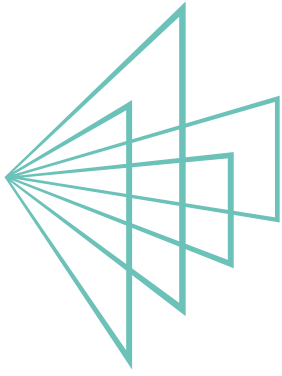
THE BEAM, Riverside Sunderland

www.the-beam.co.uk



THE BEAM





THE BEAM

The Beam's location, at the heart of Riverside Sunderland's central business district (CBD), means that it is plugged into Sunderland's cultural and retail scene.

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

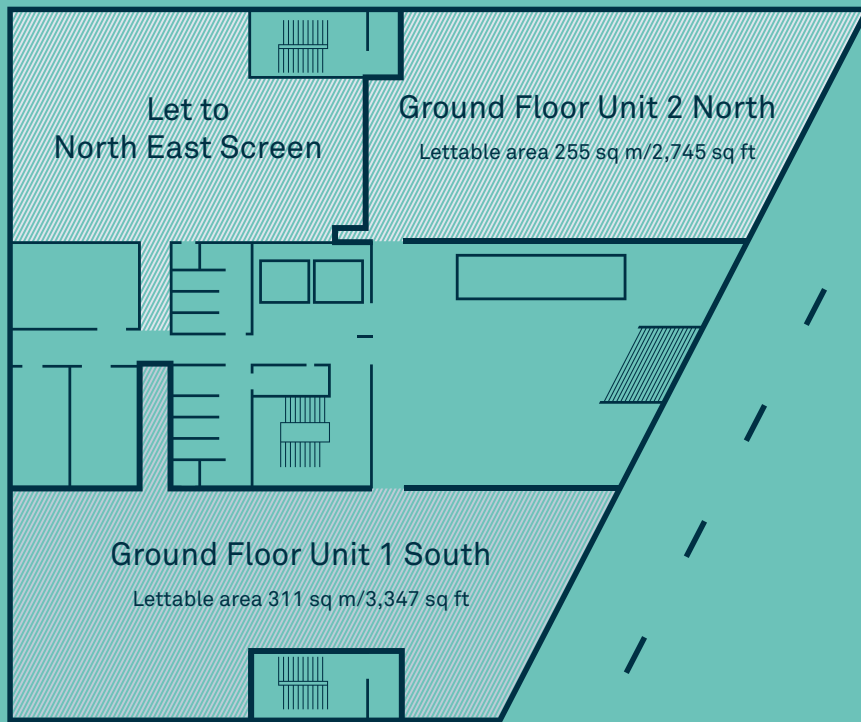
The Bridges shopping centre is a stone's throw away, making Riverside Sunderland a fantastic base for retailers who want to afford their team an enviable work-life balance. By night, the city comes to life, with a cinema, bowling alley and casino just a short walk away and plenty of trendy bars for an after-work wind down.

Connectivity to the site is exceptional. With new road links into the city, first class public transport options within short walking distance (bus, metro and rail) make this an easy place to reach. Cycle routes to Riverside Sunderland and across the city, connect Sunderland to the wider North East area.

With 1,000 new homes to buy and rent in four riverside neighbourhoods, doubling the population of the city centre to 5,000 residents. In the new central business district, more than one million square feet of modern offices, providing 8-10,000 new city centre jobs.

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





TERMS

Expressions of interest are sought from operators whose core brand compliments this flagship development, its innovators, businesses, students and residents.

Space is available on a new lease basis. Rent on application.

ACCOMMODATION

Ground Floor North	255 sq m	2,745 sq ft
Ground Floor South	311 sq m	3,347 sq ft

The two ground floor units have been completed to a developer's shell specification to enable the new occupiers to fit-out the space in line with their specific needs and use.





5 / minutes' walk from the nearest Metro station

2 / minutes' from St Mary's multi-storey car park

5 / minutes' walk from Sunderland Rail Station

5 / minutes' walk from Sunderland University City Campus

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or Naylor's in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor Naylor's has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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4. VAT: The VAT position relating to the property may change without notice.

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