

 maker

 faber



\*  
The North Sea

## RIVERSIDE SUNDERLAND

An ambitious project that will transform and better connect the city, offering a ton of places to work, live, eat and shop.

\*  
Sunderland's coast line

## MAKER & FABER

Currently under construction for delivery in Q1 2024, Maker & Faber will deliver 156,938 sq ft of high-end office space smack bang in the middle of Sunderland as part of a massive regeneration plan for the city.





# RIVERSIDE SUNDERLAND



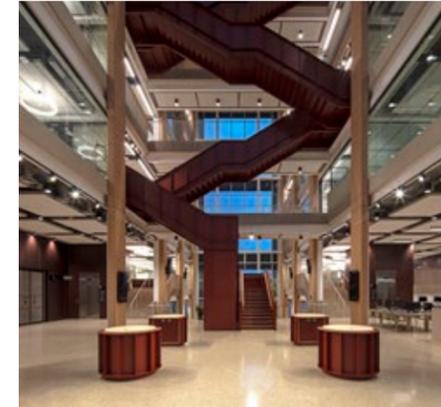
**1M SQ FT OF WORKSPACE**  
**10,000 NEW JOBS**  
**1,000 NEW HOMES**



More than one million sq ft of workspace...



...which includes Maker and Faber



New City Hall



New culture space



First-rate public realm



Two stunning new bridges



1,000 new homes



The UK's first net zero urban quarter



Smart city tech throughout



Green space by the river

# WE'RE A GOOD BUNCH IN SUNDERLAND



MORE TH>N



RICHARD REED  
SOLICITORS



BenHoareBell

tombola



Computershare

gentoo





## THIS MUST BE THE PLACE

It's no surprise Sunderland was ranked as the UK's best city in which to live and work. Sunderland's stunning shoreline, beautiful beaches and green spaces are some of the best in the country.

The city has an industrial heritage that rivals any in the world and it's that entrepreneurial and commercial drive that now fuels its thriving and exciting business community.

\*UK Liveability Index 2022



# TAKE FIVE TO HANG TEN

Relax, explore or even  
surf in your lunch hour



## ROKER BEACH & THE AREA

Home of dolphins, paddleboarders and surfers ...





**ADAM COLE**  
OWNER, COLE CAFÉ & DELI

@COLEKITCHENROKER



**SANDY HARRIS**  
CO-OWNER, CARNIVAL KITCHEN

@CARNIVALHOUSESOUTHWICK



**NATH AND CARLTON**  
CO-OWNERS, 808

@808BARANDKITCHEN



@PERFORMANCEFITNESSCENTRE

RICHIE OWNER, PERFORMANCE FITNESS CENTRE

GERARD CO-OWNER PORT INDEPENDENT



@PORTINDEPENDENT



@THEBLACKDOORHAIRDRESSING

TORI HAIG SCOTT OWNER, THE BLACK DOOR



@TRIPLESIXSTUDIOS



RICHARD A.K.A. BEZ OWNER OF TRIPLESIX STUDIOS

# AFTERTHOUGHTS ARE FOR AMATEURS

Everything's considered  
and planned to a tee before  
laying a single brick.





### CITY HALL

A stylish 191,000 square feet building occupying a prominent double-plot facing St Mary's Boulevard, City Hall is a symbol of Sunderland's regeneration and restored civic pride.

### ST MARY'S BOULEVARD

St Mary's Boulevard will be transformed into a single-carriageway city street with a restricted speed limit for traffic and a central section which will become a pedestrian priority zone.

### KEEL SQUARE

Keel Square is the Heart of the City. It is the crossroads location where Riverside Sunderland meets the historic urban core.

### KEEL SQUARE HOTEL

A new 120-room, 4-star Holiday Inn on Keel Square. The hotel's U-shaped form will also offer active frontages, including The Botanist, onto a new public space on St Mary's Boulevard and High Street West.

### CULTURE HOUSE

This iconic four-storey, 80,000 square foot new building will house adult, children's and reference libraries, as well as creative spaces and a local studies and archive centre.

### ROKER BEACH

This vibrant coastal leisure community includes a large number of professional and managerial workers, as well as many students who attend the nearby university campus.



83,905 sq ft of high-quality workspace across five floors in an exciting new business neighbourhood, smack bang in the middle of Sunderland.



# GROUND

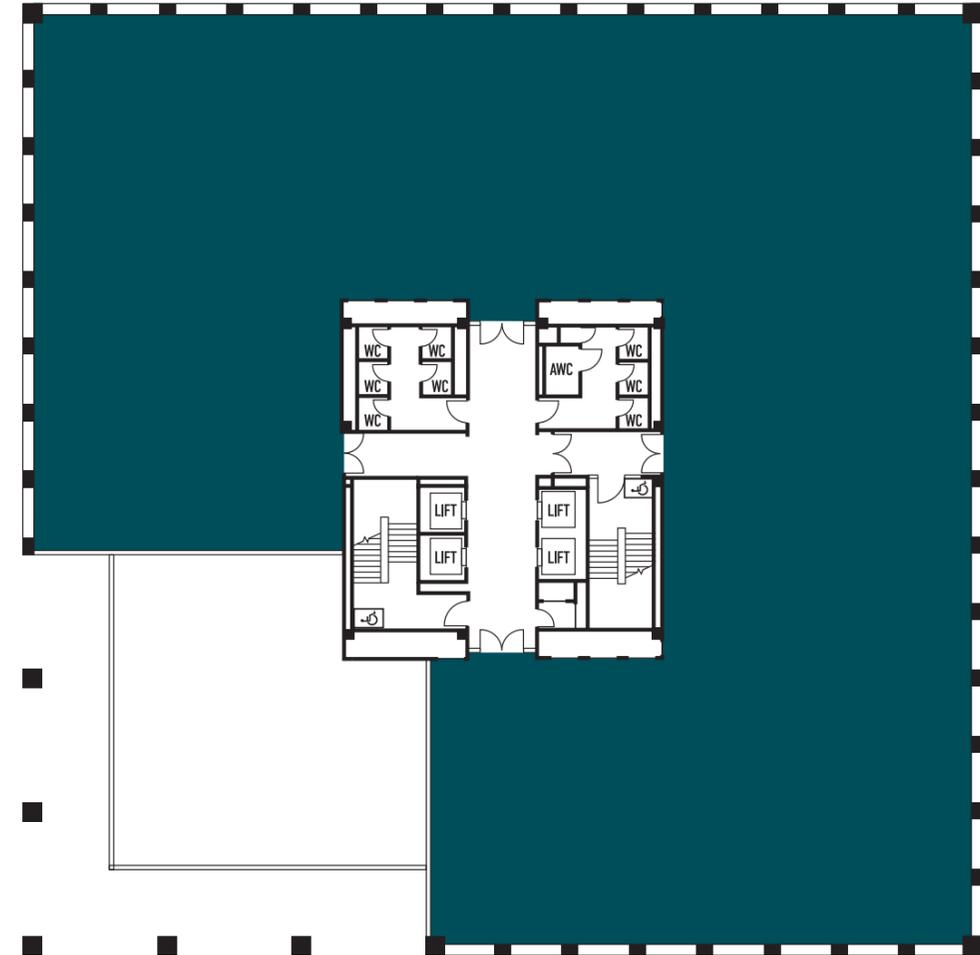


MAKER	sq ft	sq m
5th	14,673	1,363
4th	16,213	1,506
3rd	16,213	1,506
2nd	16,213	1,506
1st	12,690	1,179
Ground	5,485	510
<b>Total</b>	<b>83,905</b>	<b>7,795</b>

Showers 10  
 Bike spaces 99  
 Lockers 99

**5,485** **510**  
 sq ft sq m

# FIRST

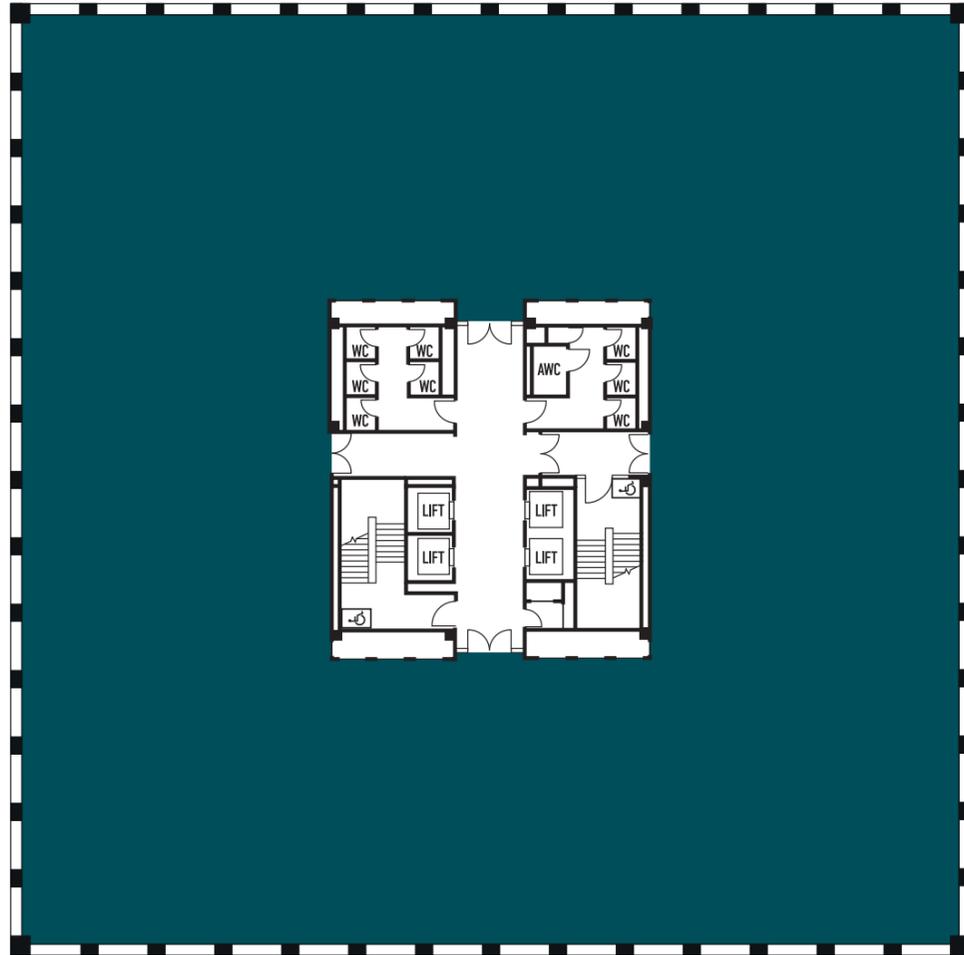


**12,690** **1,179**  
 sq ft sq m

# SECOND / THIRD / FOURTH



Lettable space    Core

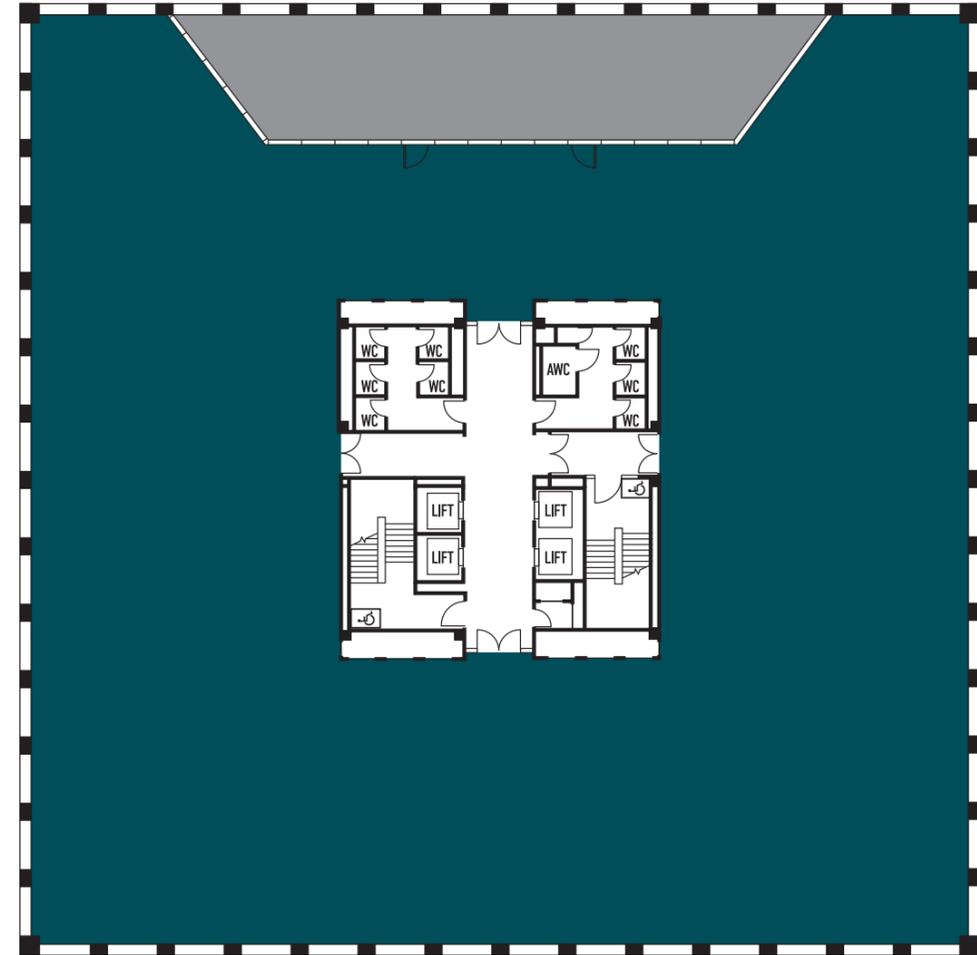


**16,213**    **1,506**  
sq ft    sq m

# FIFTH



Lettable space    Terrace    Core



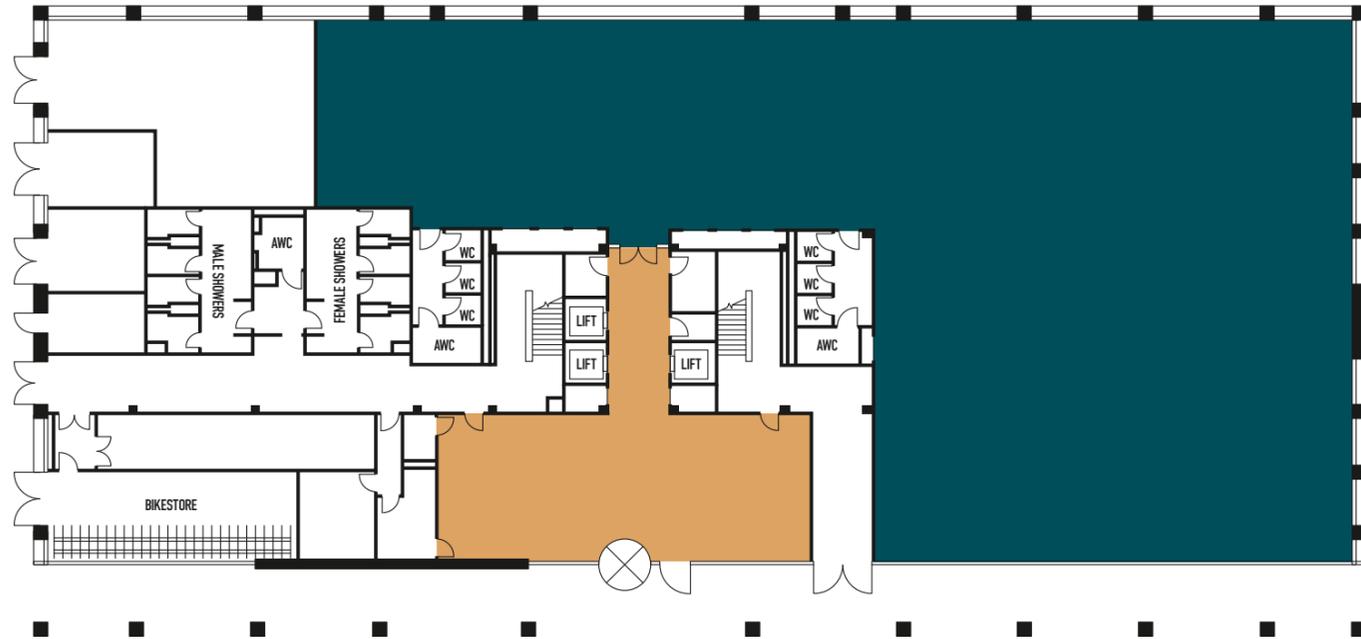
**14,673**    **1,363**  
sq ft    sq m



73,033 sq ft of high-quality workspace across four floors, surrounded by loads of new places to eat, drink and shop in a better connected city.



# GROUND



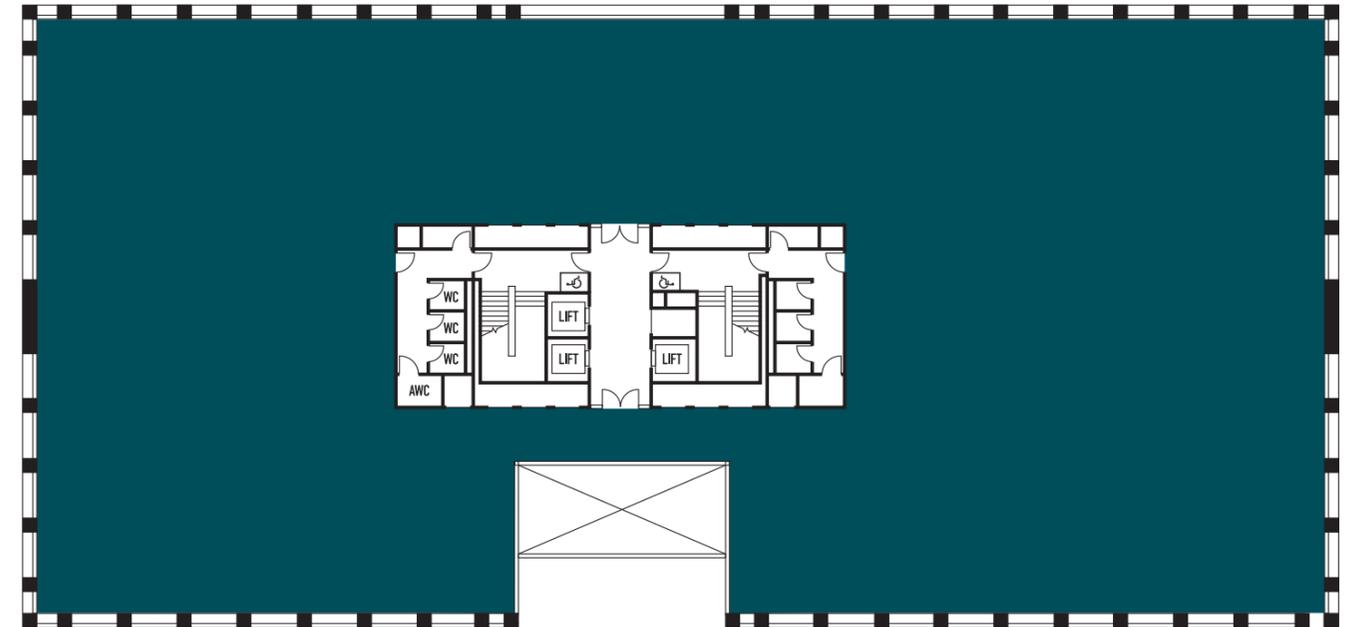
FABER	sq ft	sq m	Let to
4th	7,025	653	
3rd	17,954	1,668	RSA
2nd	17,954	1,668	RSA
1st	16,804	1,561	
Ground	10,960	1,018	
<b>Total</b>	<b>73,033</b>	<b>6,782</b>	

**10,960**  
sq ft

**1,018**  
sq m

Showers 9  
Bike spaces 77  
Lockers 77

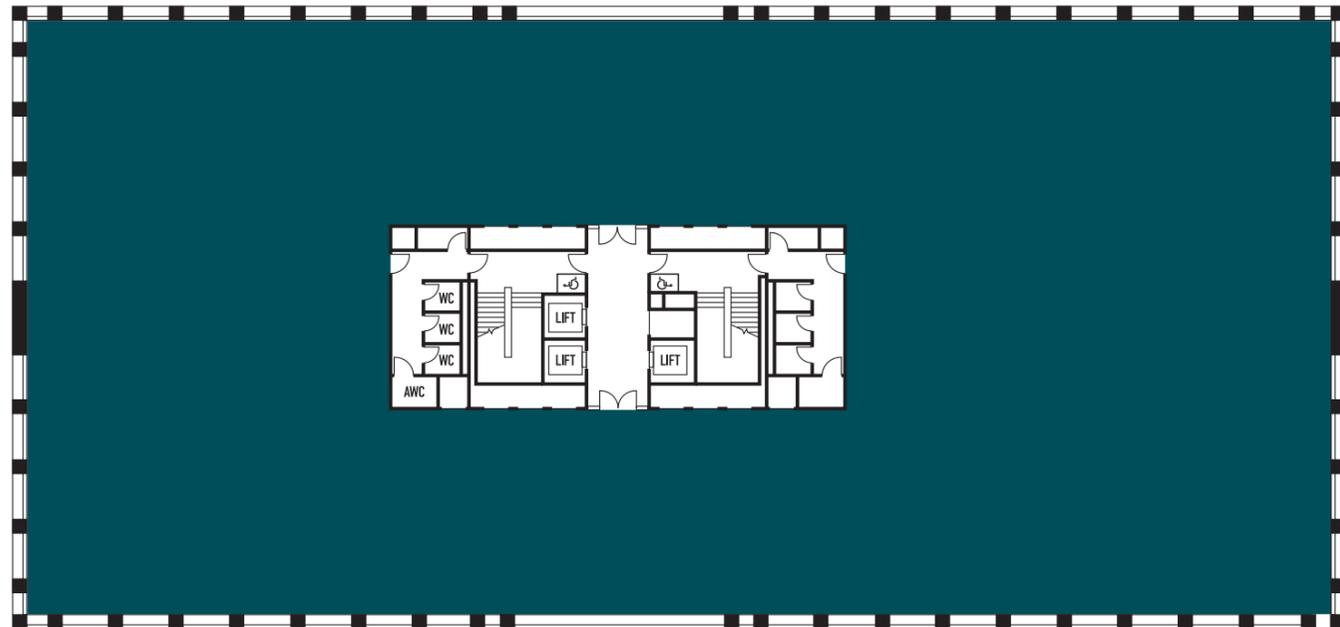
# FIRST



**16,804**  
sq ft

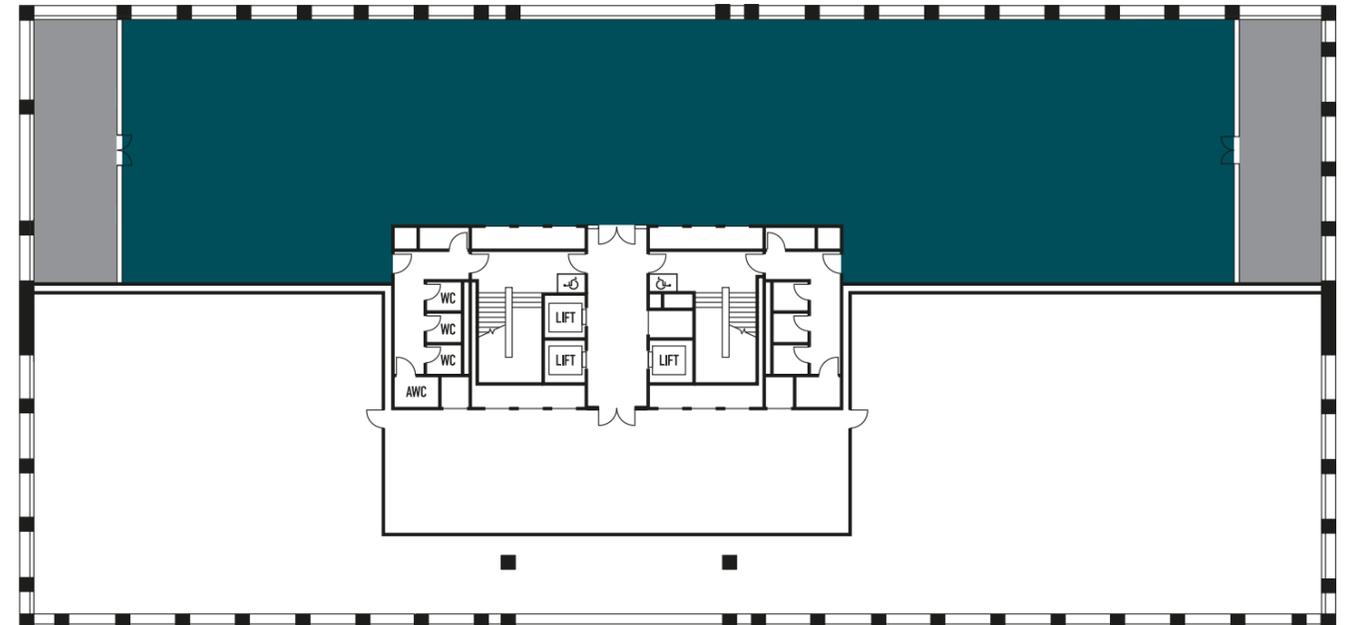
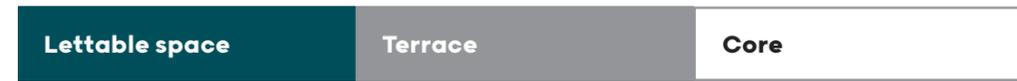
**1,561**  
sq m

# SECOND / THIRD



**17,954** sq ft  
**1,668** sq m

# FOURTH



**7,025** sq ft  
**653** sq m

# CRUISE THROUGH THE FINER POINTS AT YOUR LEISURE

Specifications and floorplans



# WELLBEING



**Increase of natural light promotes alertness and reduces stress**



**Our improvements to air quality can enhance productivity**



**Staircases displaying artwork to encourage walking between floors**



**Healthy food options available**



**WELL Certification – A truly modern office space**



**Biophilia is proven to boost levels of productivity**



**Outdoor space supports mindfulness at work**



**Natural materials and colours have a calming influence**



**We promote healthy lifestyles to help people feel better**

# RESPONSIBILITY



**We'll promote community at work**



**We will aim for high levels of local labour**



**We'll help support existing local businesses**



**Car parking with electric charging points**



**BREEAM Sustainability standard Targeting 'Excellent'**



**We will provide green transport support**



**We'll engage with local communities**



**All electric plant ensuring no carbon created on-site**



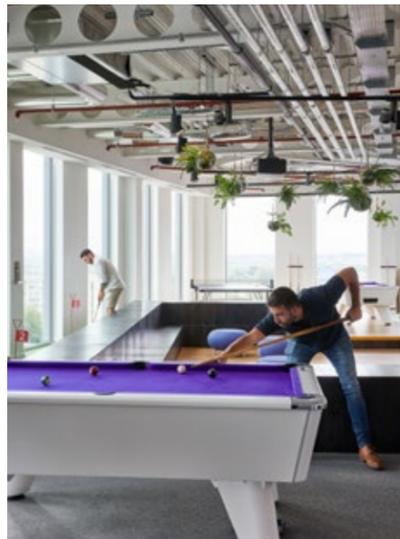
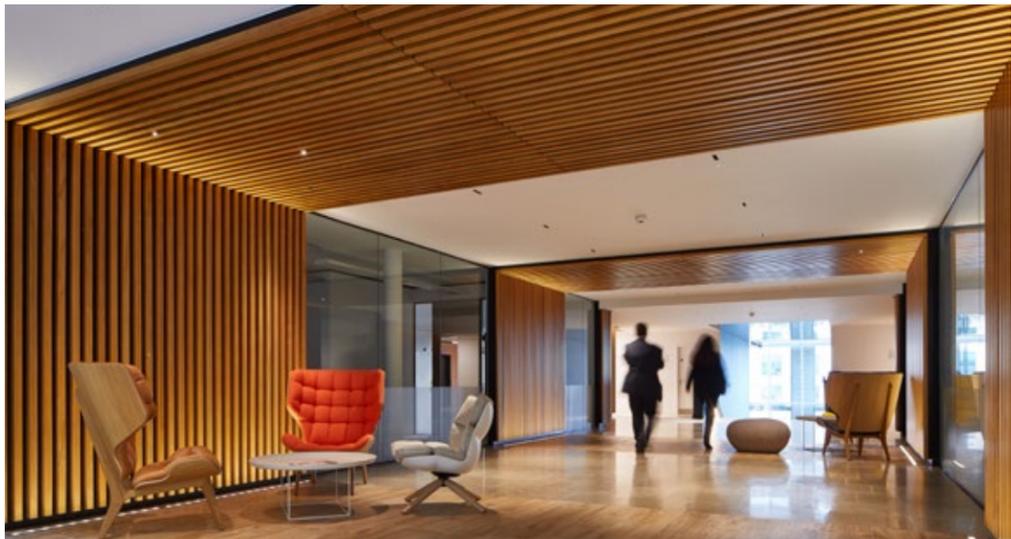
**We'll source materials locally wherever possible**



# LOOK & FEEL

We create amazing places for some amazing people, so here is just a taste of what you can expect.





# GETTING DOWN TO BRASS TACKS



**LED lighting**  
providing 300-500 lux at desk level



**Raised access floors**  
with 450mm void



**All electric plant**



**EPC**  
anticipated A rating



**BREEAM**  
Targeting 'Excellent'



**Green spaces**  
including community gardens



**Secure cycle storage**  
99 spaces at Maker  
77 spaces at Faber



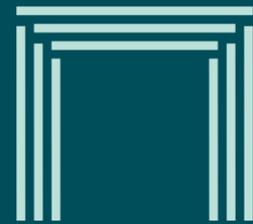
**Shower facilities**  
10 showers at Maker  
9 showers at Faber



**Cycle lockers**  
1 per cycle space



**4 pipe fan coil system**  
fitted throughout



**Exposed ceiling finish**  
with exposed soffit



**Total Net Internal Area**  
14,580 sq m (156,938 sq ft)



**Riverside and seaside**  
close by



**Sunderland Station**  
7 minute walk



**Great location**  
with good connectivity



**Double height reception**  
ground floor



**Large open floorplates**  
up to 1,668 sq m (17,954 sq ft)



**Occupational density**  
1:8 sq m



**Restaurants and cafés**  
3 minute walk



**Bridges Shopping Centre**  
3 minute walk



**Holiday Inn, Keel Square**  
2 minute walk



## AND TO TOP IT ALL OFF

It's our challenge to ensure that Maker and Faber are built using local labour and local sustainable materials. So they'll be socially responsible to boot.

Funded and developed  
by Legal & General in  
partnership with Landid





Landid

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