

# High Quality Refurbished Office Accommodation

Located in the Heart of Riverside Sunderland



Watch Video

The Yard, Keel Square, Sunderland SR1 3AW





## Fully refurbished in a sustainable manner

The Yard presents the reimagining of the former Gillbridge Police Station to create a new office location at the heart of the Riverside regeneration area in Sunderland City Centre.

The building has been stripped back and fully refurbished in a sustainable manner, re-using the existing structure of the building to provide fully open plan floors which can be configured to suit a range of suite sizes.

With a focus on the requirements of modern office users, the completed building provides a spacious business lounge with informal seating and meeting rooms available to occupiers of the building. The business lounge can also be used to host larger events and presentations, or as a Town Hall space for bringing staff together effectively.

Ease of use and amenity are at the heart of the scheme, with provision for secure basement cycle stores, shower and changing facilities and an onsite gym offering a range of classes throughout the day.







THE WARE



# RIVERSIDE SUNDERLAND MASTERPLAN



Image courtesy of Sunderland City Council

## Located in the Heart of Riverside Sunderland

Sunderland is emerging as a leading location within the UK for digital and business services and was named Smart City of the Year in 2020. Its prime location on the North East coast has attracted a number of innovative industries to the area, including engineering, advance manufacturing, digital technology, aerospace and esports.

The city was selected by British Esports as the location for the British Esports Association's National Esports Performance Campus, leading the way in what is undoubtedly one of the digital economy's fastest growing industries globally.


Riverside Sunderland is considered one of the UK's most significant regeneration projects, transforming the city centre with a mixed use development that will deliver new offices, leisure and residential accommodation within a fantastic new area of public realm. The scheme reaches beyond the original Vaux Brewery site and includes the redevelopment of Keel Square, and the delivery of the transformed Sunderland Station.

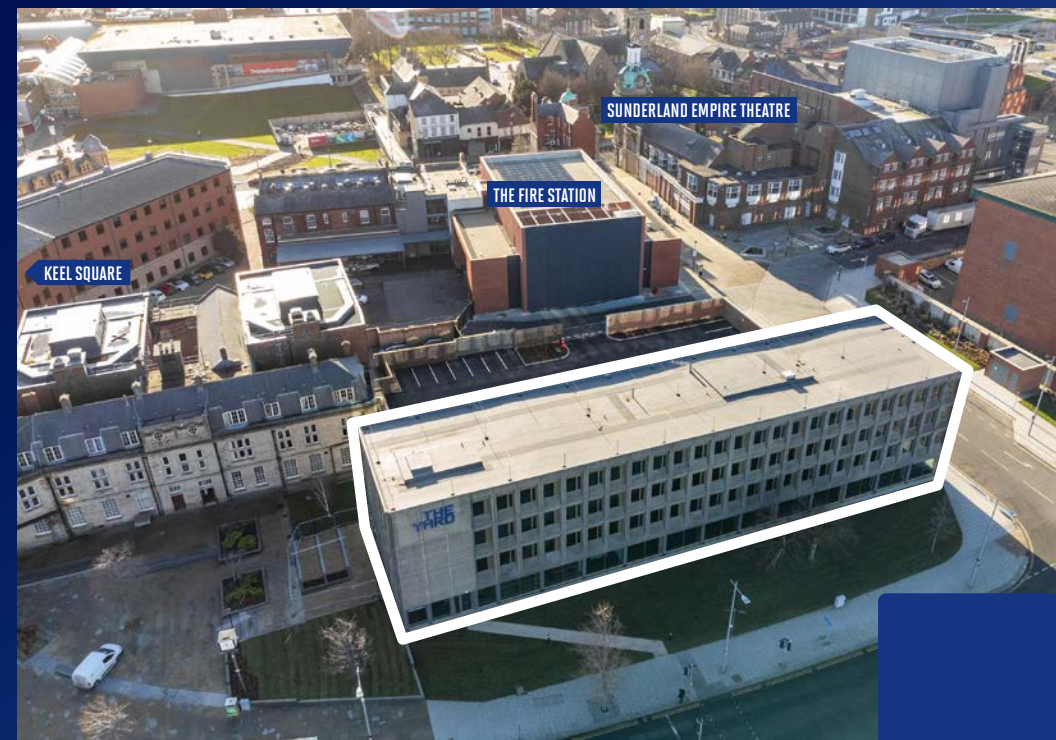
**SRI 3AW**



The Yard is located on Keel Square adjacent to one of the main arterial routes through Sunderland City Centre and forms part of the Riverside Sunderland regeneration area.

 **Sunderland Rail and Metro**  
**9 mins walk**

 **St Mary's Boulevard Bus Station**  
**1 minute walk**



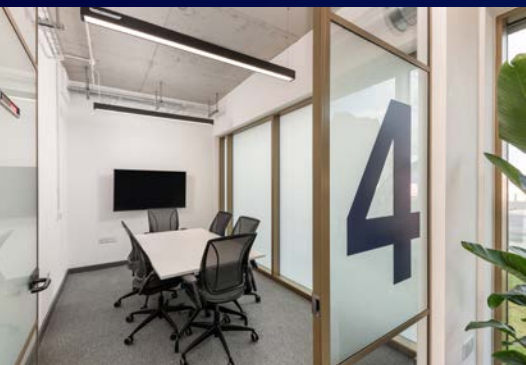


## Excellent natural light

The refurbishment works at The Yard were completed in 2023 to a very high standard, designed by Ryder Architecture to ensure the building meets the needs of occupiers.

The property features a large modern manned reception area leading to the business lounge which features four bookable meeting rooms for use by occupiers. The building has two lifts serving all floors as well as fully refurbished WC facilities. Within the lower ground floor, there is a generous changing area, lockers and four self-contained shower cubicles. Secure cycle storage is provided within a dedicated store room with wall mounted cycle racks within the lower ground floor, accessed from the car park at the rear of the building.

The lower ground floor is also home to The Cell, which is occupied by a gym operator offering a range of classes throughout the day.



### The available accommodation benefits from the following specification:

- Exposed services
- Perimeter trunking
- 2.7m floor to ceiling height
- LED Lighting
- Radiant ceiling mounted heating system
- Fresh air ventilation
- Excellent natural light
- Refurbished common areas
- Generous ground floor break out/reception
- 42 parking spaces within a barrier controlled car park
- 4 EV charging spaces
- Secure basement cycle store
- New shower/changing facilities

# Available Accommodation

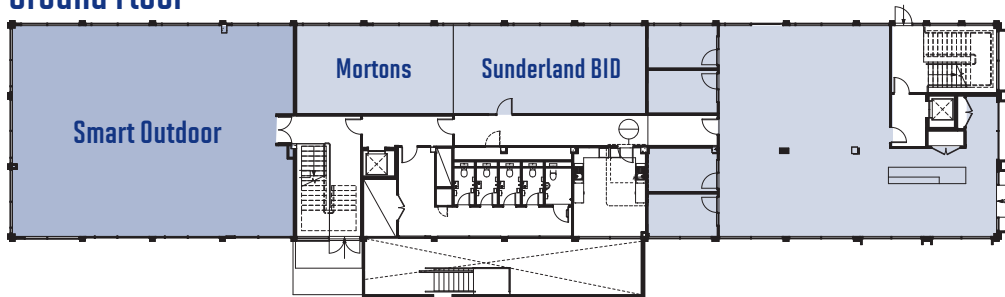
The available accommodation is as follows:

FLOOR	SQ M	SQ FT
First Floor	170.63	1,836
Third Floor	563.07	6,061
<b>TOTAL</b>	<b>733.7</b>	<b>7,897</b>

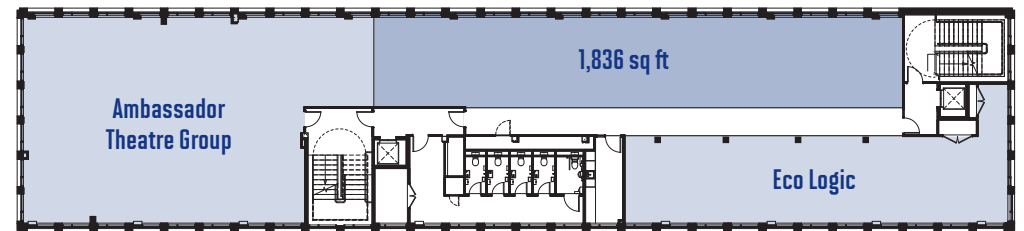


The configuration of each floor allows us to sub divide in order to create a range of suites as illustrated in the floor plans below.

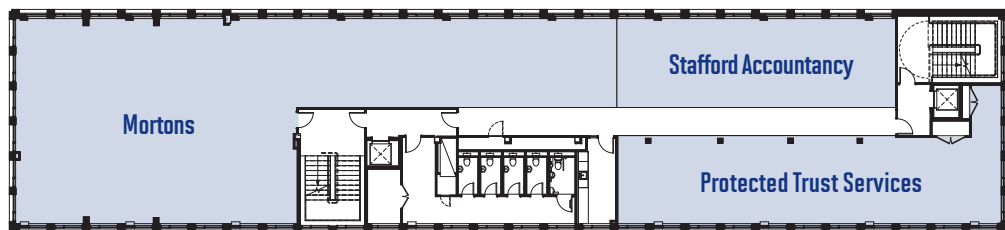
## Ground Floor



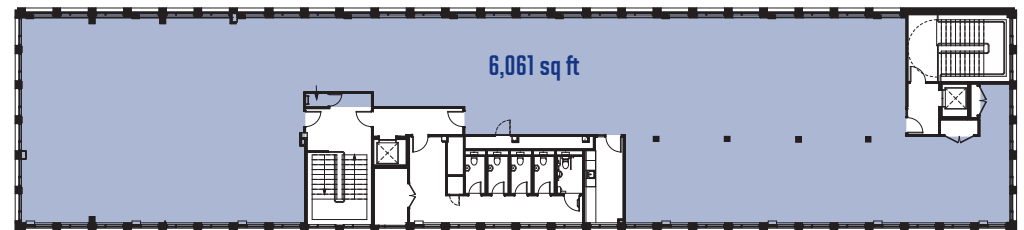
## First Floor



## Second Floor



## Third Floor





## Lease Term

The accommodation is available by way of a new effective FRI lease for a term to be agreed.

The building is available to let on a new effective Full Repairing and Insuring lease for a term to be agreed and at a quoting rent of £16.50 sq ft per annum exclusive of VAT, Business Rates and Service Charge.

## Service charge

Each tenant will be responsible for a pro-rata contribution to the Service Charge. The current Service Charge Budget for 2023/2024 is £8.00 per sq ft.

## Business Rates

Tenants will be responsible for the payment of Business Rates and ought to make their own enquiries with the local Rating Authority. Based on the current Rateable Value, we estimate Rates Payable to be £5.00 per sq ft.

## Energy Performance

Following completion of the refurbishment works, the building will be re-assessed. We envisage a target EPC B rating. Please contact the agents for further information.



For more information please contact:



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