

 maker

 faber

RIVERSIDE SUNDERLAND

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



The North Sea



Sunderland's coast line

MAKER & FABER

Maker & Faber reached completion in March 2025 and delivers 160,776 sq ft of high-end office space in the heart 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





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



GERARD CO-OWNER PORT INDEPENDENT



@PORTINDEPENDENT



@PERFORMANCEFITNESSCENTRE

RICHIE OWNER, PERFORMANCE FITNESS CENTRE



@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.

86,006 sq ft of high-quality workspace across five floors in an exciting new business neighbourhood, in the heart of Sunderland.





GROUND



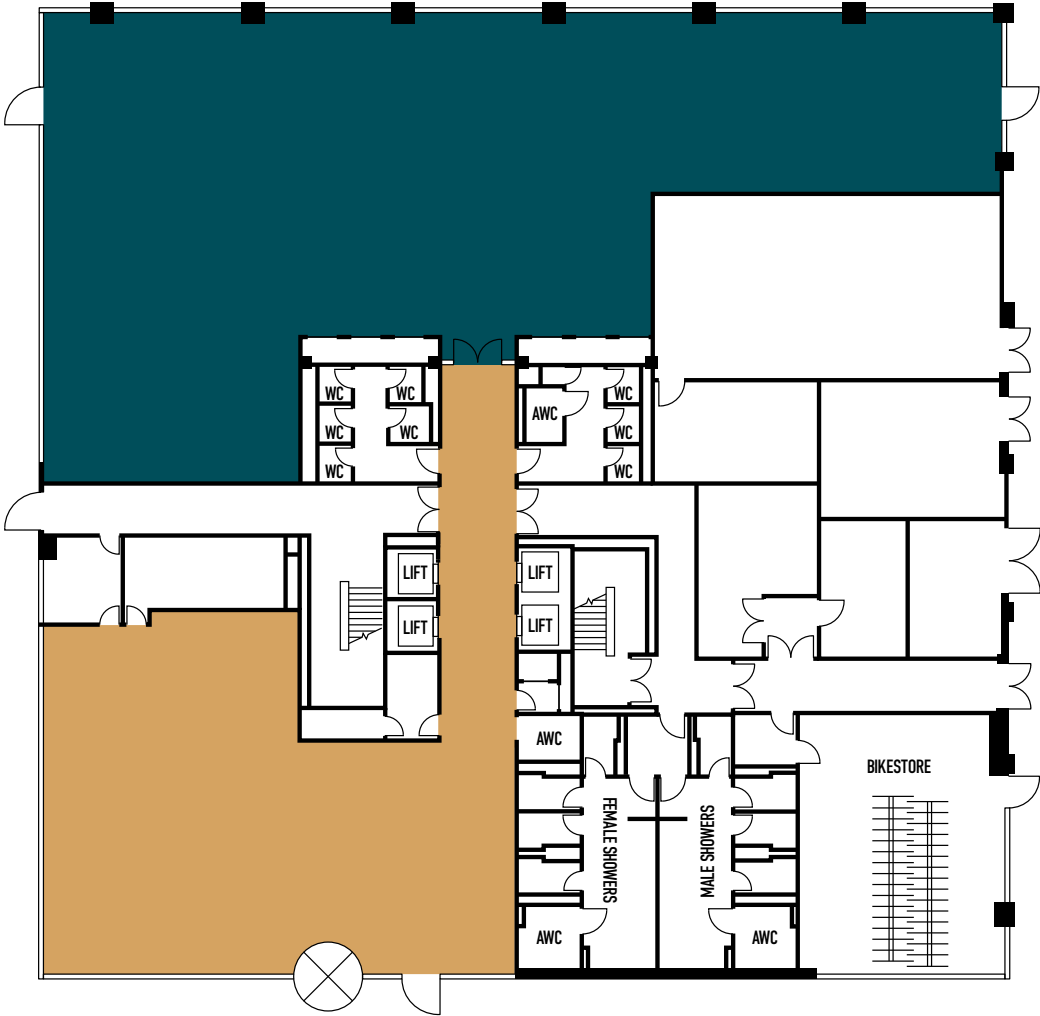
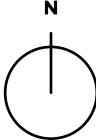
FIRST



Restaurant/Retail

Reception

Core



MAKER	sq ft	sq m
5th	14,967	1,390.5
4th	16,631	1,545.1
3rd	16,631	1,545.1
2nd	16,630	1,545.1
1st	13,395	1,244.4
Ground	7,28.7	7844
Total	86,098	7,998.8

Showers 10
Bike spaces 99
Lockers 99

7,28.7

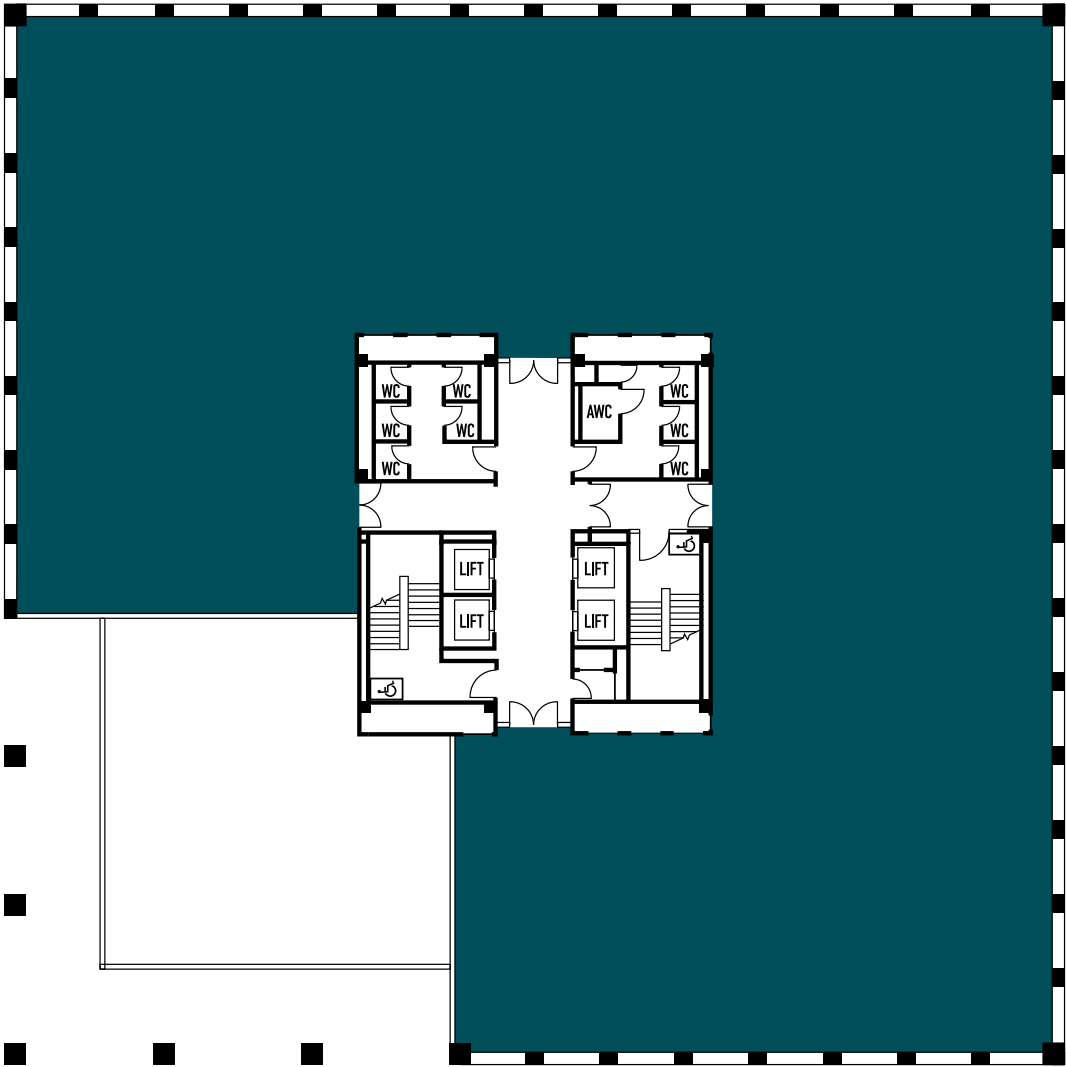
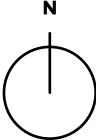
7844

sq ft

sq m

Lettable space

Core



13,394

1,244.4

sq ft

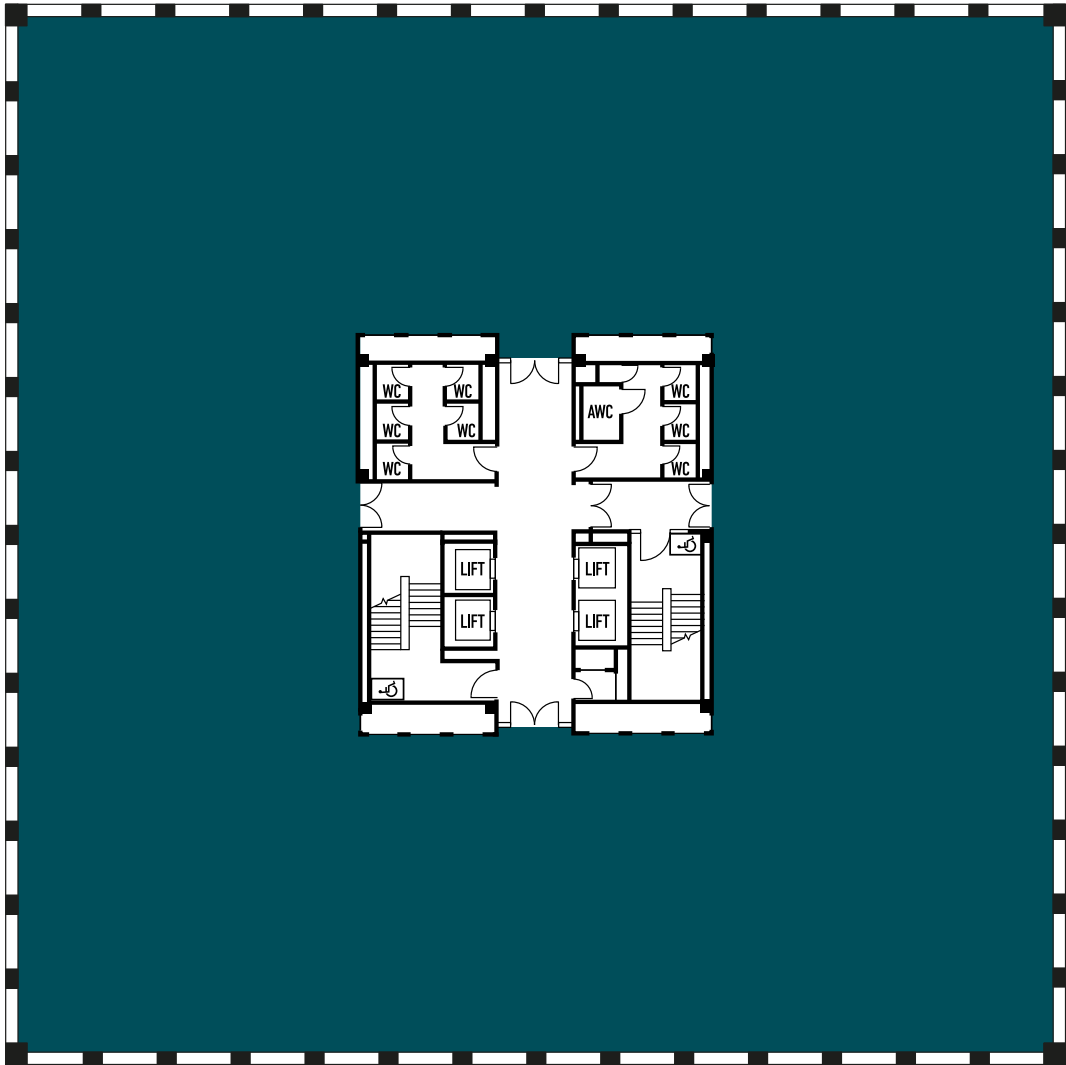
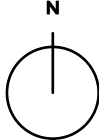
sq m

TYPICAL



Lettable space

Core



16,642
sq ft

1,546
sq m

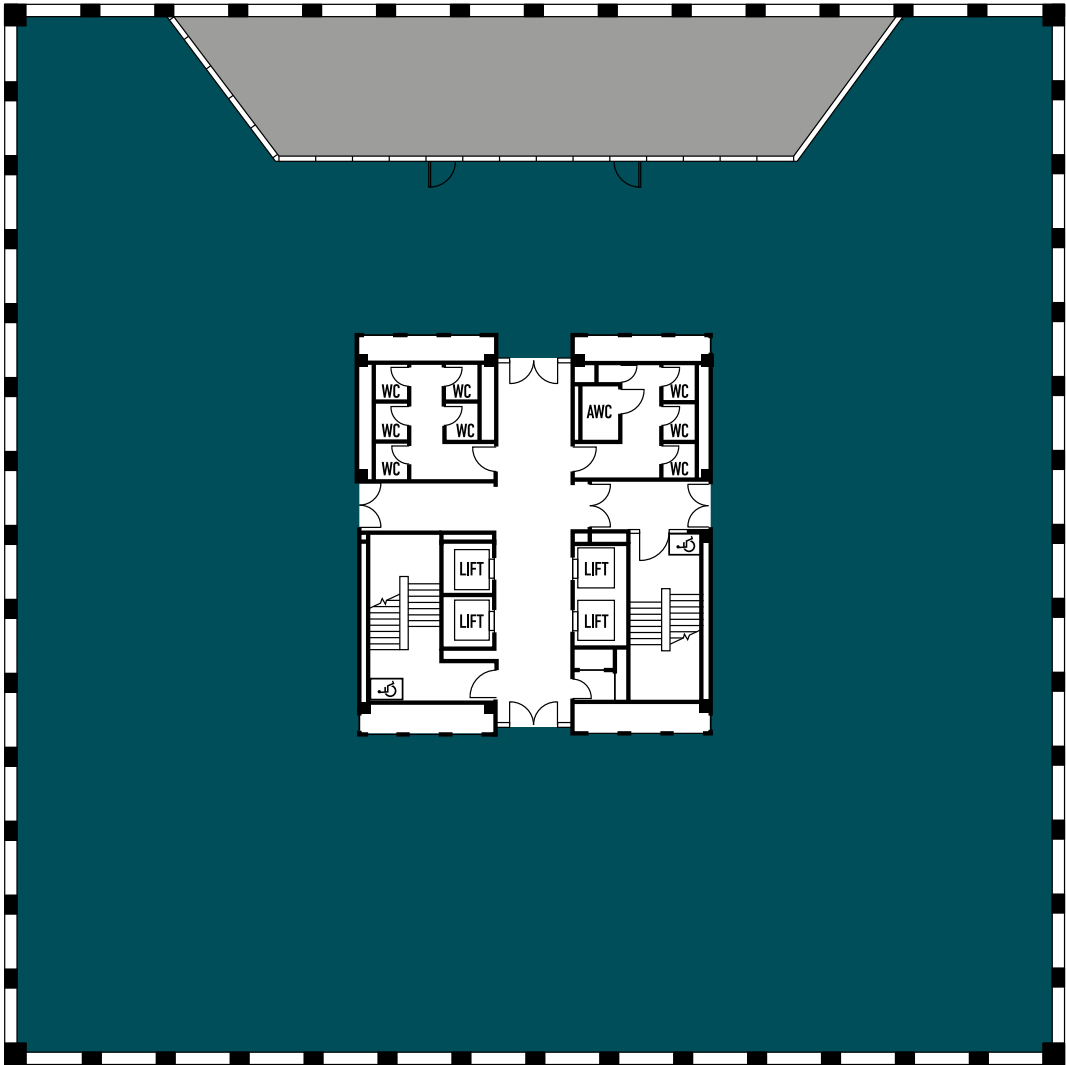
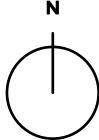
FIFTH



Lettable space

Terrace

Core



13,900.5
sq ft

1,496.7
sq m



74,772 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.







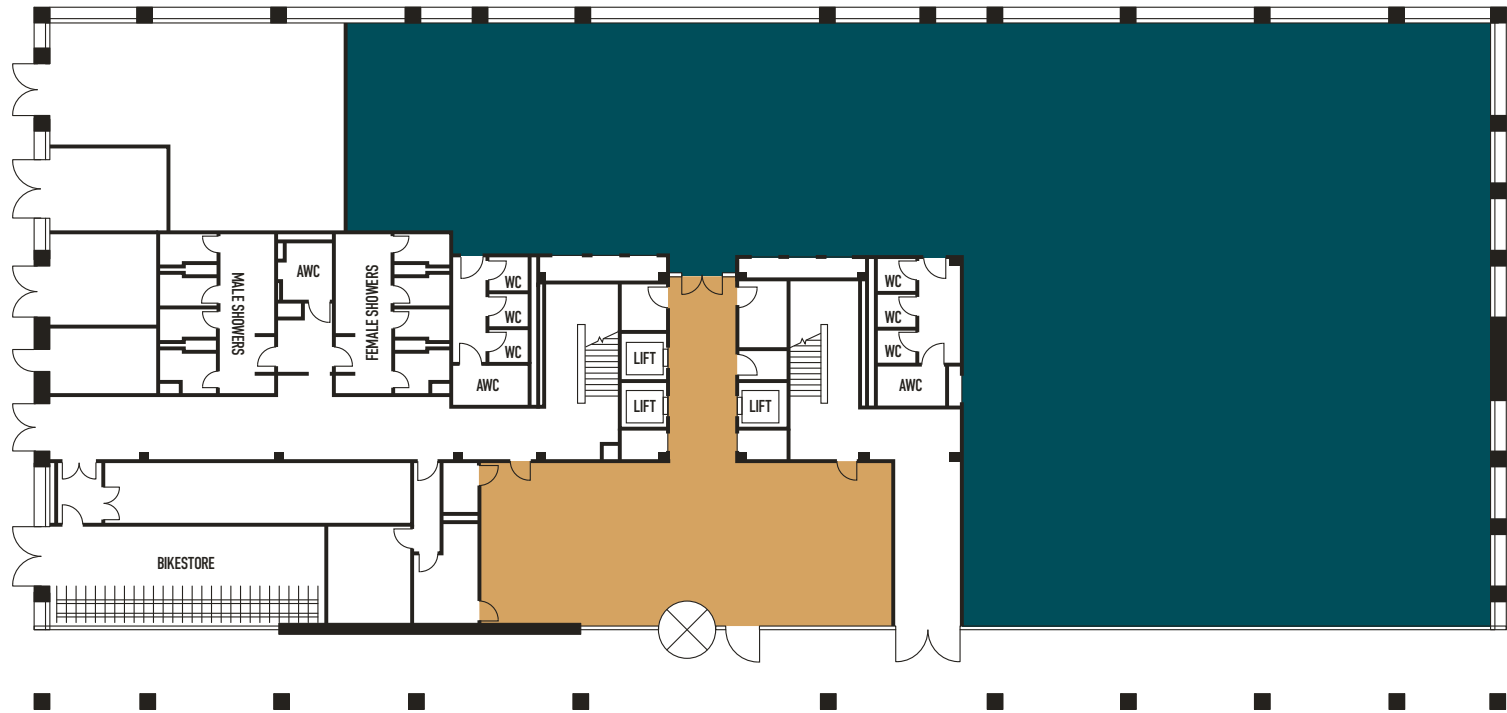
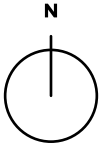
GROUND



Letable space

Reception

Core



FABER	sq ft	sq m	Let to
4th	7,386	686.2	
3rd	18,783	1,745	RSA
2nd	18,783	1,745	RSA
1st	17,601	1,635.2	
Ground	11,649	1,082.2	
Total	74,202	6,893.6	

Showers 9
Bike spaces 77
Lockers 77

11,649

sq ft

1,082.2

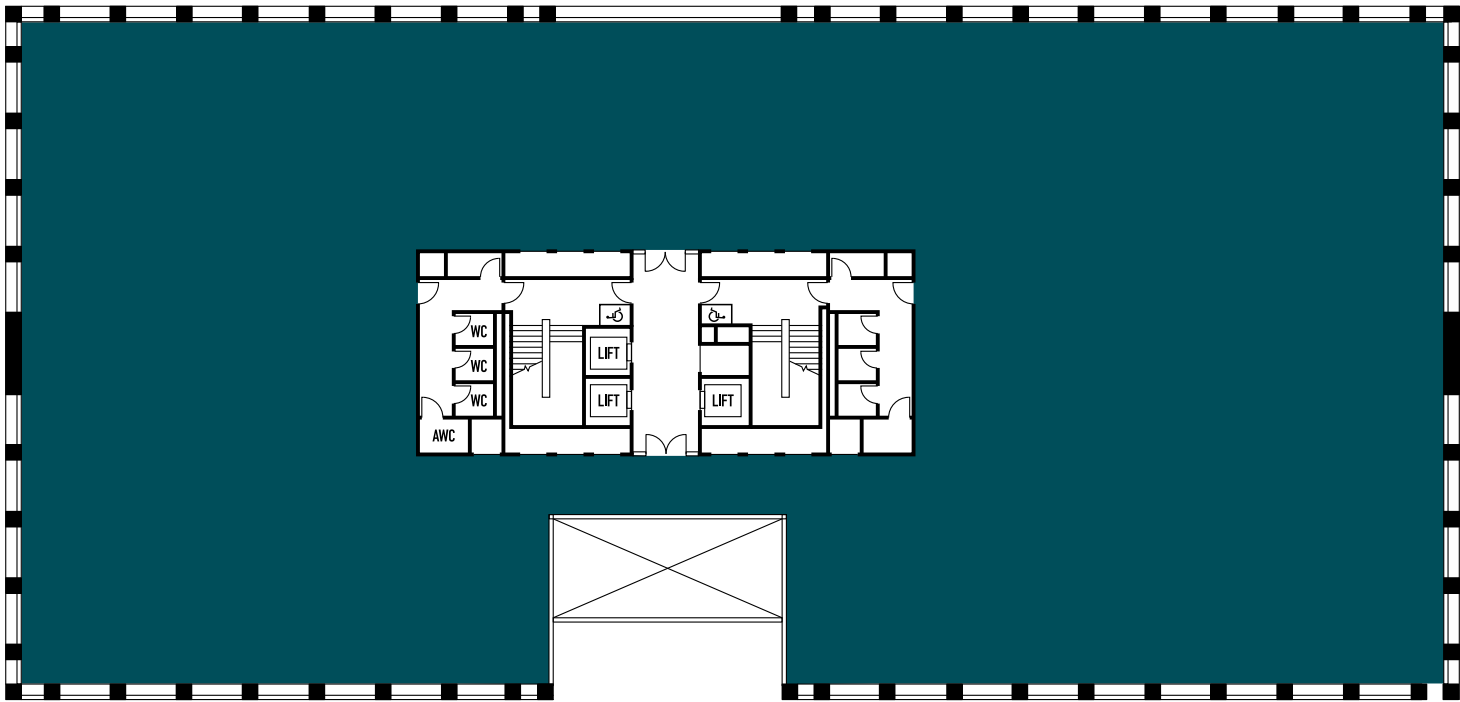
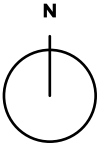
sq m

FIRST



Letable space

Core



17,601

sq ft

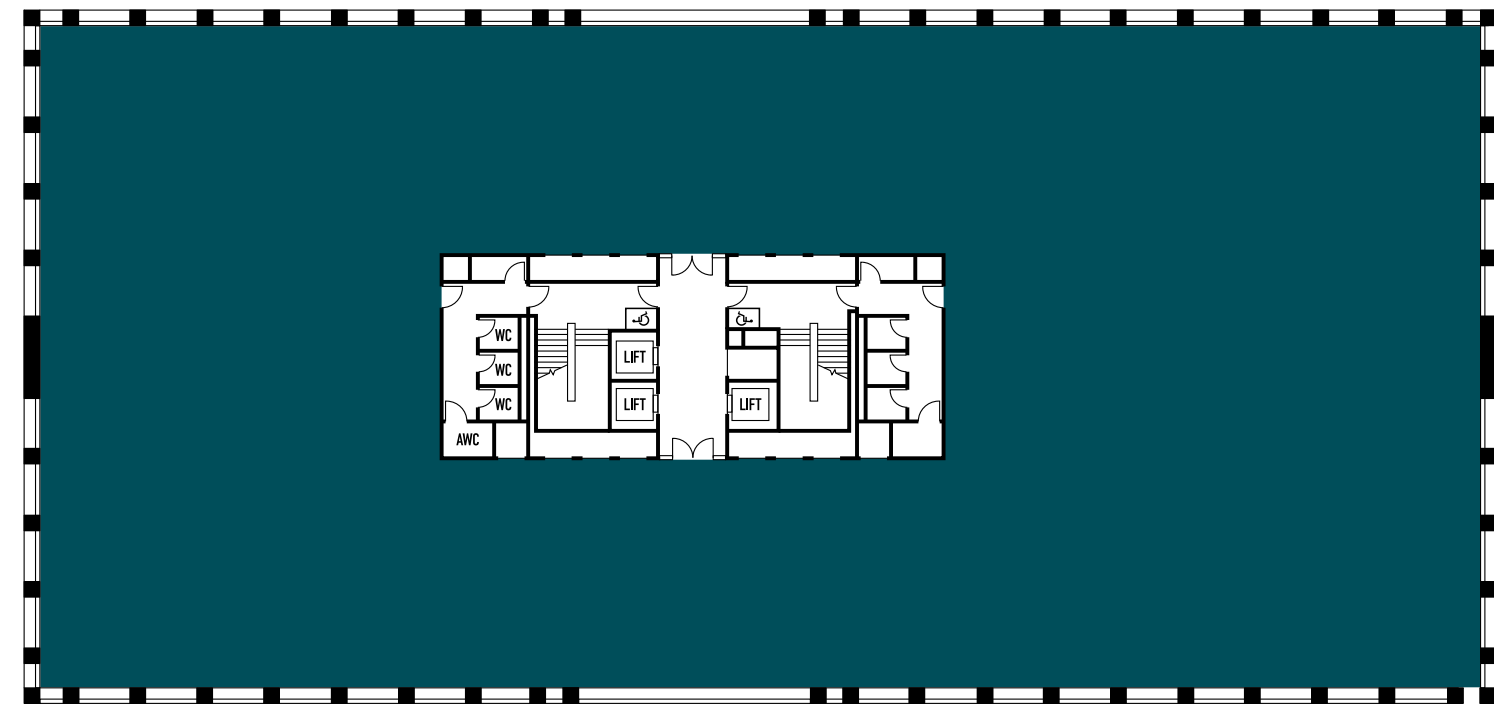
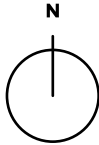
1,635.2

sq m

TYPICAL



Lettable space	Core
----------------	------



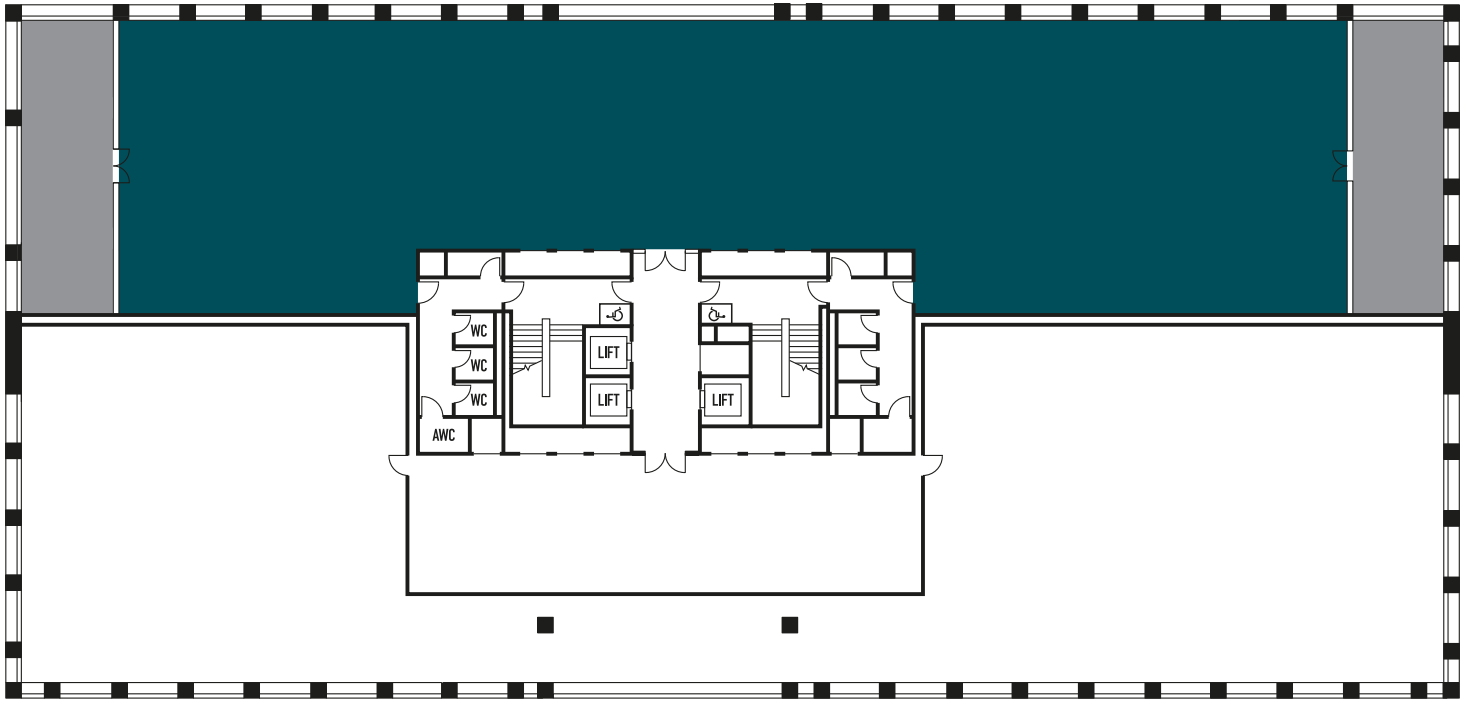
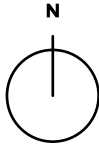
18,903
sq ft

1,756
sq m

FOURTH

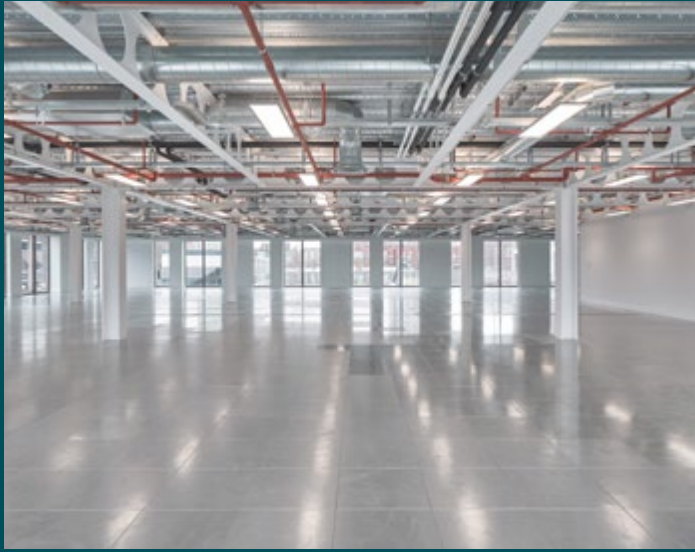
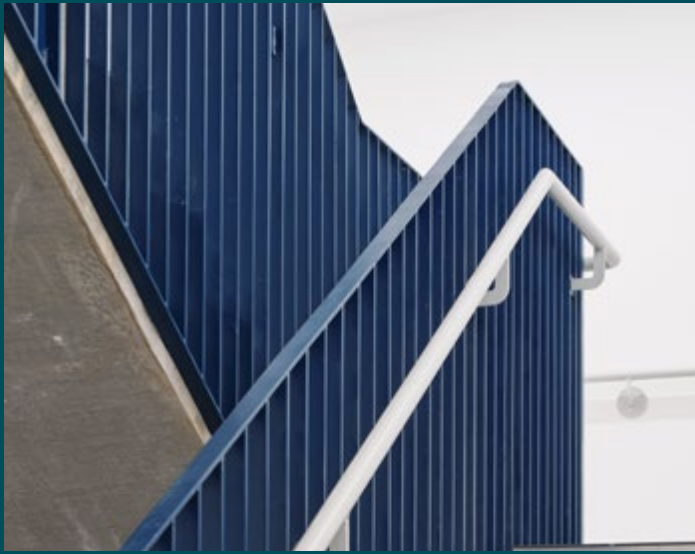


Lettable space	Terrace	Core
----------------	---------	------



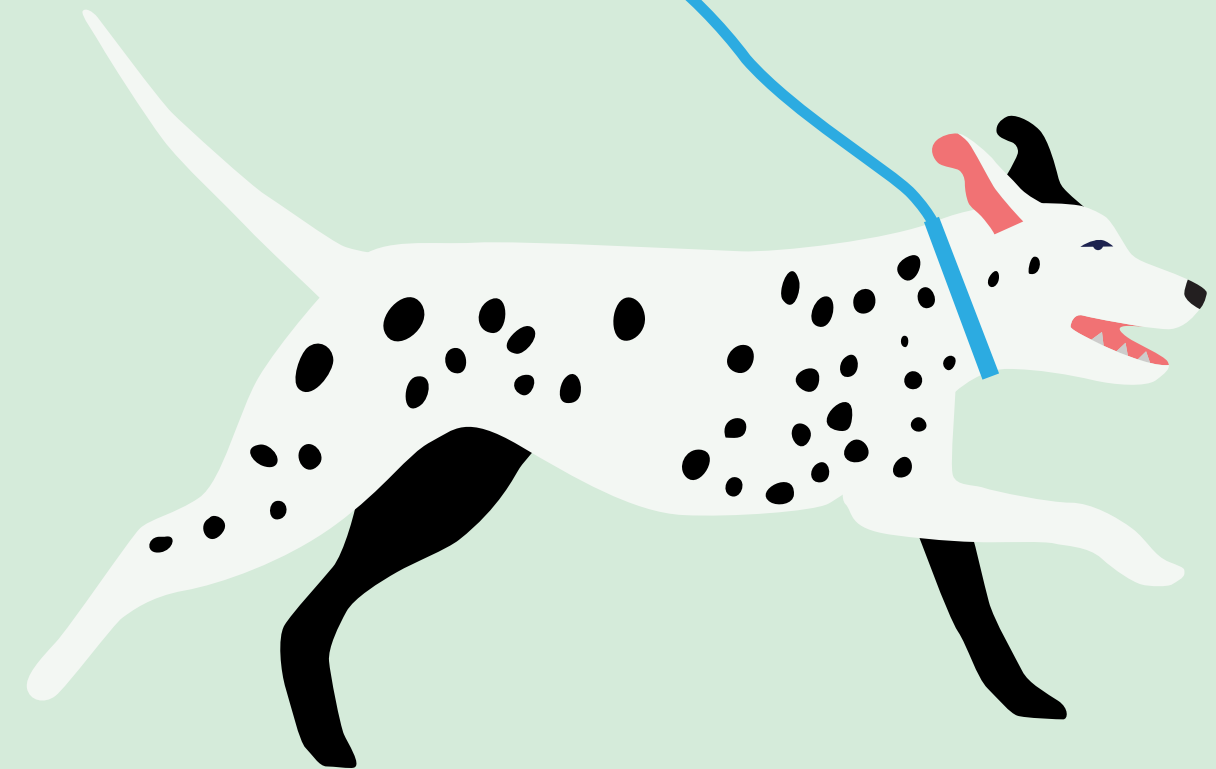
7,386
sq ft

686.2
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

BREEAM Sustainability standard Targeting 'Excellent'



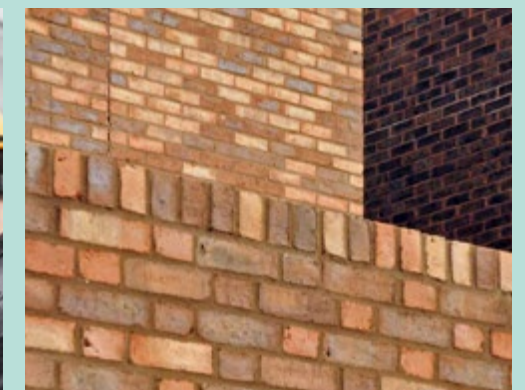
We will provide green transport support



We'll engage with local communities

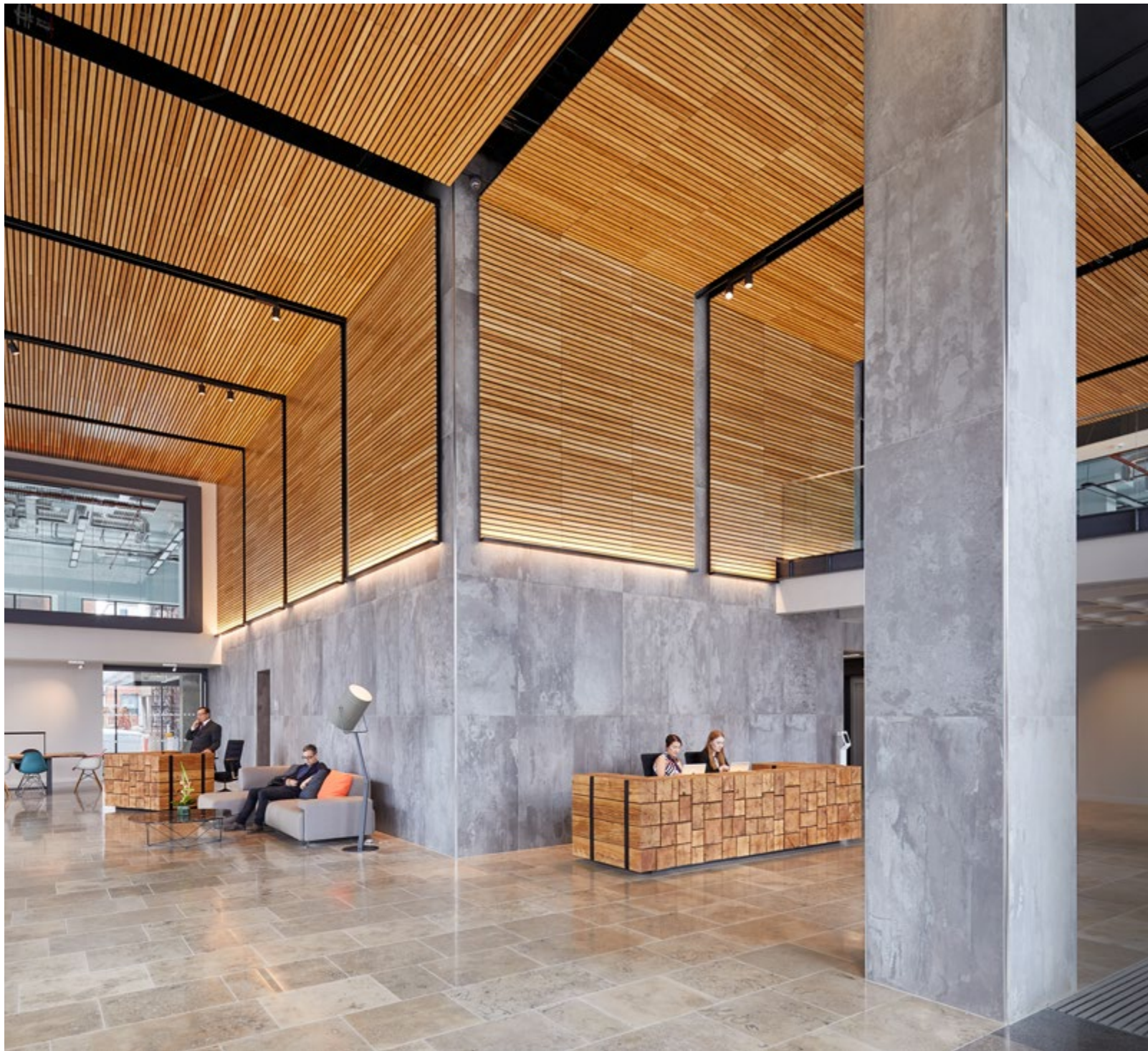


All electric plant ensuring no carbon created on-site



We'll source materials locally wherever possible





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



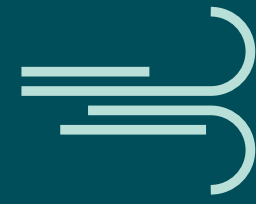
Secure cycle storage
99 spaces at Maker
77 spaces at Faber



Shower facilities
10 showers at Maker
9 showers at Faber



Cycle lockers
1 per cycle space



4 pipe fan coil system
fitted throughout



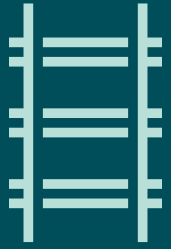
Exposed ceiling finish
with exposed soffit



Total Net Internal Area
14,937 sq m (160,776 sq ft)



Riverside and seaside
close by



Sunderland Station
7 minute walk



Great location
with good connectivity



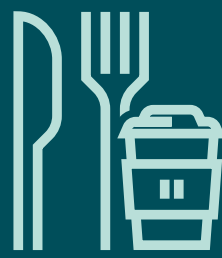
Double height reception
ground floor



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





James Silver

+44 7710 404 025
james@landid.co.uk

Richard Gilbert

+44 7527 811 863
richard@landid.co.uk



**Funded and developed by
Legal & General in partnership
with Landid**



Patrick Matheson

+44 7796 192 356
patrick.matheson@knightfrank.com

Nathan Douglas

+44 7790 931 318
nathan.douglas@knightfrank.com



Tom Brammeld

+44 7734 883 071
tom.brammeld@jll.com

Nick Gibby

+44 7928 525 992
nick.gibby@jll.com

These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP or JLL 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 or JLL have 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). The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. The VAT position relating to the property may change without notice.