

Offices in SR7

Spectrum Business Park, Seaham
Durham, SR7 7TT

£7 PER SQ FT+VAT

- ✓ Flexible Fit Out
- ✓ 3m Floor to Ceiling Height
- ✓ 8 Person Lift
- ✓ 136 Parking Spaces
- ✓ Shower Facilities

COMMERCIAL



Summary

- Property Type: Offices - Parking: Allocated
- Price: PER SQ FT+VAT £7

Description

Spectrum 5 is set within the thriving Spectrum Business Park that is the home to national and local tenants such as The Department for Work and Pensions, Umi, and Durham County Council. The property can be let on a full-building, full-floor or half-floor basis. The ground floor presents as a blank canvas opportunity and is ideal for retail or leisure scheme as seen in Lighthouse View 2 which has attracted national leisure operators "FIT 24". The 1st and 2nd floors are presented with a high-quality modern fit out, containing open plan office space, break out rooms and a kitchen facility on each floor.

Location

Spectrum Business Park is a mile south of Seaham town centre, where tenants have access to local facilities and amenities. The property is very accessible, situated only a 2 minute drive (1.7 miles) from the A19 and a 15 minute drive (10 miles) from the A1. Seaham Train Station is located 1.5 miles northwest of Spectrum, and links to Teeside, Sunderland and Newcastle Central Station.

Accommodation

Ground Floor - 1,212m² (13,046 sq ft.).
First Floor - 1,250m² (13,456 sq ft).
Second Floor - 1,250m² (13,456 sq ft).
Total - 3,712m² (39,958 sq ft).

Individual wings available from 6,523 sq ft.

Lease Terms

Available by way of new lease terms as a whole or on a suite by suite basis at a rent from £7psf.

EPC

EPC Rating - B.

VAT

VAT will be charged at the standard rate.

Additional Information

For further information please contact our office direct on 0191 737 1154, or alternatively via e-mail on commercial@pattinson.co.uk. With regards to viewing the subject property, this is to be done strictly by appointment through Keith Pattinson Commercial department. Please contact us to arrange an internal inspection, or to register your interest.



Spectrum Business Park, Seaham, Durham, SR7 7TT

Contact your local branch today for more information on this property:

Mercantile House Kingfisher Way, Silverlink Business Park, Wallsend, Wallsend, NE28 9NY, www.pattinson.co.uk

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