

# SPECTRUM 6

SPECTRUM BUSINESS PARK, SEAHAM SR7 7TT

## TO LET

High Quality First Floor Office Space  
13,953 sq ft (1,296 sq m)



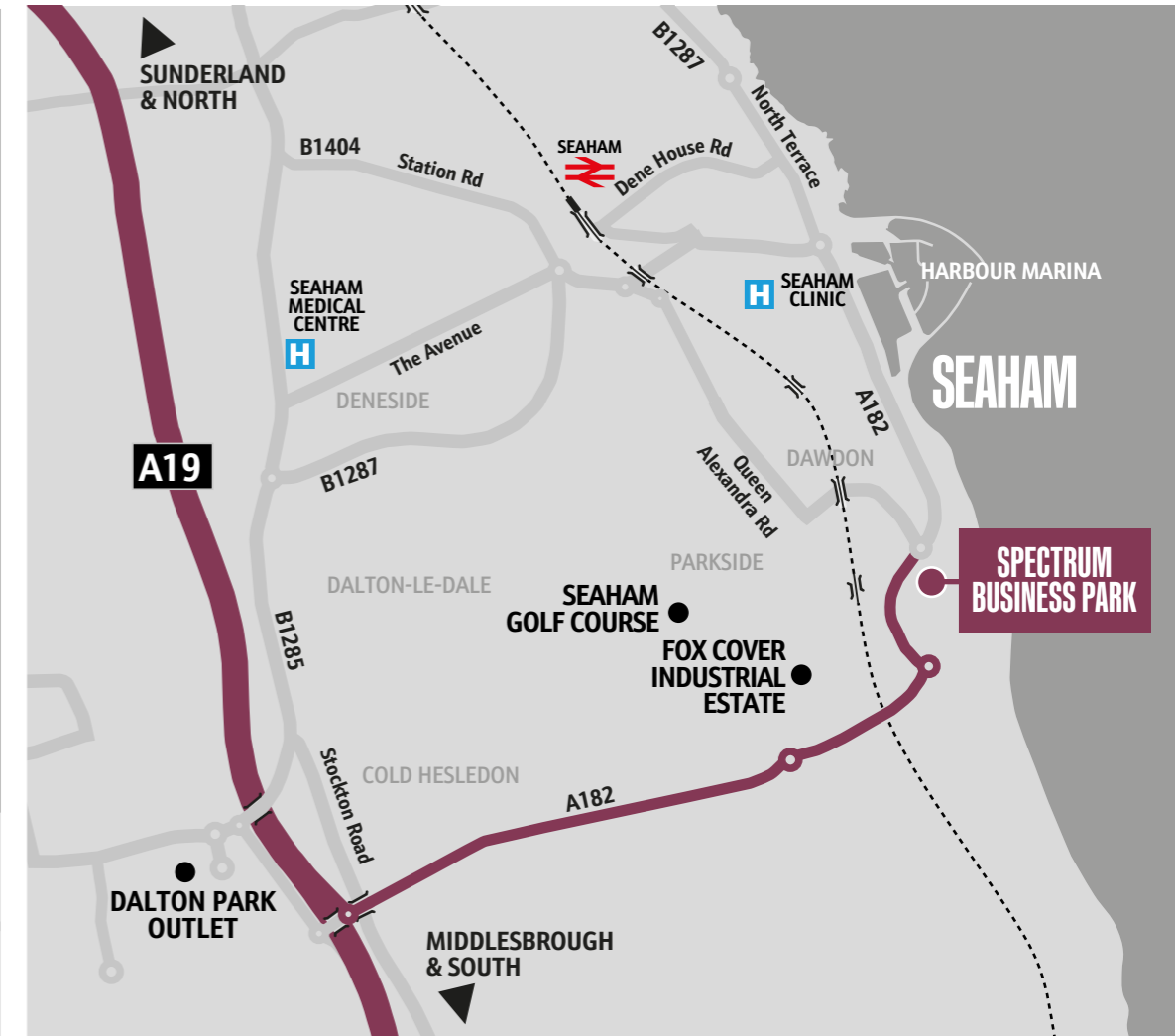
**SW**  
Sanderson  
Weatherall

**Knight  
Frank**

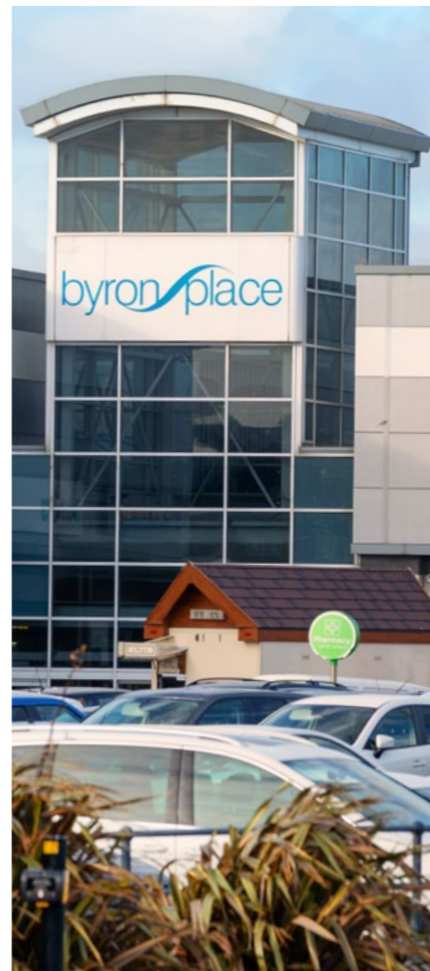


# SPECTRUM BUSINESS PARK

Spectrum Business Park is a high quality office development and business park in County Durham. With corporate, serviced and virtual North East office space, the business park caters for 1 to 600 people and work with a range of businesses across the North East.







Seaham is served by unrivalled amenities which means everything you need is on your doorstep.

Approximately 1.5 miles to the west lies Dalton Park outlet shopping centre, the North East region's prime outlet shopping facility comprising over 300,000 sq ft of retail and leisure space. The centre was extended in 2016 by introduction of a seven screen cinema, family pub, restaurants and a Morrisons supermarket. Occupiers include M & S, Next, New Balance, Adidas, Holland & Barrett, Starbucks and McDonald's.

Major occupiers include Interserve, Yearsley Group, Metromail, Robertson Group, Sofa Workshops, Lightweight Containers and Biffa Plastics Recycling Plant.



The large open plan floorplate gives occupiers the flexibility they require to make the most out of the space.







# EXISTING SPECIFICATION

Spectrum 6 is a three storey detached office building of steel framed construction; extending to 13,953 sq ft the 1st floor is available to let in its entirety.

- + 3 storey steel frame, composite panelling and glazed curtain walling
- + Raised access floor with 225mm void
- + Floor distributed heating/cooling
- + Local VRV for perimeter comfort
- + Recessed LG3 lighting within the suspended ceiling
- + 8 person lift serving all floors
- + 106 allocated car parking spaces
- + Male, female and disabled toilets plus shower and cleaner's facilities on each floor
- + 3m finished floor to ceiling height
- + Power provided by 22,000 volt ring main
- + 500kva transformer installed
- + Each wing individually metered
- + Duct access to front and rear of building
- + Service trench access to gable elevations
- + Extensive riser space for flexible fit out
- + External areas for additional plant
- + Generous clear internal plant space
- + Training / conference room available



**SPECTRUM 6**





# SPECTRUM 6 ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND	LET TO GAS	
FIRST	13,953	1,296
SECOND	LET TO UMI	
<b>TOTAL</b>	<b>13,953</b>	<b>1,296</b>

**GREAT ANNUAL SAVINGS GROUP**

**umi**  
Helping businesses go further



FIRST FLOOR PLAN



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## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: B.

## RENT

£7.50 psf.

## SERVICE CHARGE

On application.

## BUSINESS RATES

On application.

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.



# CONTACT

For viewing and further information please contact joint agents:



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