



# TO LET

## Modern Office Premises

Spectrum 7, Spectrum Business Park, Seaham SR7 7TT

- Grade A Offices
- Established Business Park
- Air Conditioning
- Good Car Parking Ratio
- Fully Fitted with Tenant Amenities
- **Approx. 7,500 sq ft to 47,398 sq ft**

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## LOCATION

Seaham is an attractive coastal town in County Durham, situated approximately 15 miles south of Newcastle upon Tyne, 12 miles east of Durham, 6 miles south of Sunderland city centre and 25 miles north of Middlesbrough.

The town benefits from excellent road communications being adjacent to the A19 and the A1(M) being approximately 7 miles to the west, so providing a quick and easy access to the north east region. Seaham also has its own railway station providing services north to Newcastle and south to Stockton and Hartlepool.

The whole estate, known as Spectrum Business Park, extends to provide circa 385,000 sqft of commercial accommodation in 9 buildings. Spectrum 7 is located on the northern section of the Park, with the offices enjoying an open plan aspect to the east over the North Sea.

Occupiers on Spectrum Business Park include Durham County Council, Believe Housing, ResQ, Kidde and MRC Global.

## DESCRIPTION

Spectrum 7, Spectrum Business Park is a detached three storey office building with a central service core which has been fitted out to the highest standard. The building has a passenger lift, male, female and WC facilities on each floor.

## ACCOMMODATION

Description	Sq m	Sq ft
Ground Floor	1,440	15,508
First Floor	1,481	15,954
Second Floor	1,481	15,954
<b>TOTAL</b>	<b>4,402</b>	<b>47,398</b>

Offices are available from 7,500 sq ft

## Specification

- Air conditioning
- Suspended ceilings with LED light fittings
- Raised floors
- Good quality carpeting
- Good quality partitions
- Gym, changing room and showers on second floor
- Large kitchen / break out area on the ground floor
- Meeting room suite with 13/14 individual offices and an Executive kitchen.

## RATING ASSESSMENT

We are advised that the rateable value is £170,000, giving rates payable of only £1.84psf. We recommend that interested parties make their own enquiries with the local rating authority to determine the precise rates payable.

## ENERGY PERFORMANCE CERTIFICATE

B (50)

## TERMS

The premises are available To Let by way of a new full repairing and insuring lease for a term of years to be agreed with at £7.95 per sq ft per annum plus vat.

## VIEWING

**Connect Property North East:**

Tim Carter ddl: 01642 704930

Or joint agents;

**Naylor's Gavin Black:**

Chris Pearson ddl: 0191 2111555

