

TO LET / MAY SELL

Development Site, Spectrum Business
Park, Seaham, SR7 7TT



Prominent Food Outlet / Drive Thru Opportunity on Established Business Park

- Site area – up to 0.43 Acres
- Prominently situated on business park accommodating in excess of 2,500 employees
- Currently poorly served by catering facilities
- Close proximity to A182 roundabout (arterial route linking Seaham Town Centre and A19)
- Price / Rent on application.

SITUATION

Spectrum Business Park is located to the immediate south of Seaham in County Durham on the North East Coast.

The Business Park is situated on the A182, the main arterial route linking Seaham Town Centre with the A19.

The development site is positioned to the north of the business park and is overlooked by the main office buildings and within view of the A182 roundabout which acts as a gateway to Spectrum Business Park and Seaham Town Centre.



Occupiers in the neighbouring industrial accommodation include Castle Eden Brewery, Kidde and Orbis.

In addition, construction is about to commence on South Seaham Garden Village, a residential development of 1,500 homes to the immediate south of Spectrum Business Park.



THE OPPORTUNITY

Given the size of workforce at Spectrum (est. at over 2,500), it is poorly serviced in terms of food & drink outlets. The nearest facilities are situated over 1 mile to the north in Seaham Town Centre.

As such there is a demonstrable need for food/drink retail on the site to serve the growing workforce as well as the opportunity to capture passing trade.

DESCRIPTION

Spectrum Business Park is one of the primary office parks in County Durham.

Well established as both an office and industrial location it boasts a range of occupiers including Durham County Council, the DWP, Believe Housing, Great Annual Savings, ResQ, Northumbrian Water as well as a number of businesses housed in EDBS serviced office space.

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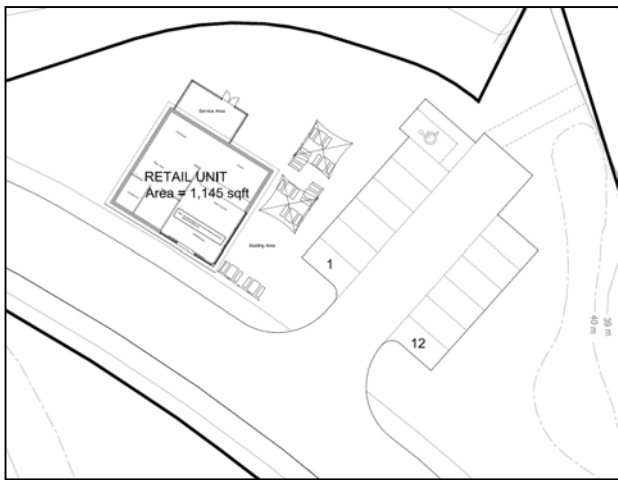
Subject to Contract

THE SITE

The available development site is a redundant bus turning circle extending to circa 0.3 acres.

Initial architect designs using the existing turning circle road layout indicate the site can accommodate a retail pod of at least 1,145 sq ft (subject to planning), however there is scope to further increase the floor area deliverable.

Vehicular access is immediately off the main spine road running through the estate and footpaths provide direct access to the site from the office buildings with the business park.



Indicative Site Plan

TERMS

The site is available either to purchase (price on application) or alternatively our client will consider the construction of a bespoke unit on a leasehold basis.



VIEWING

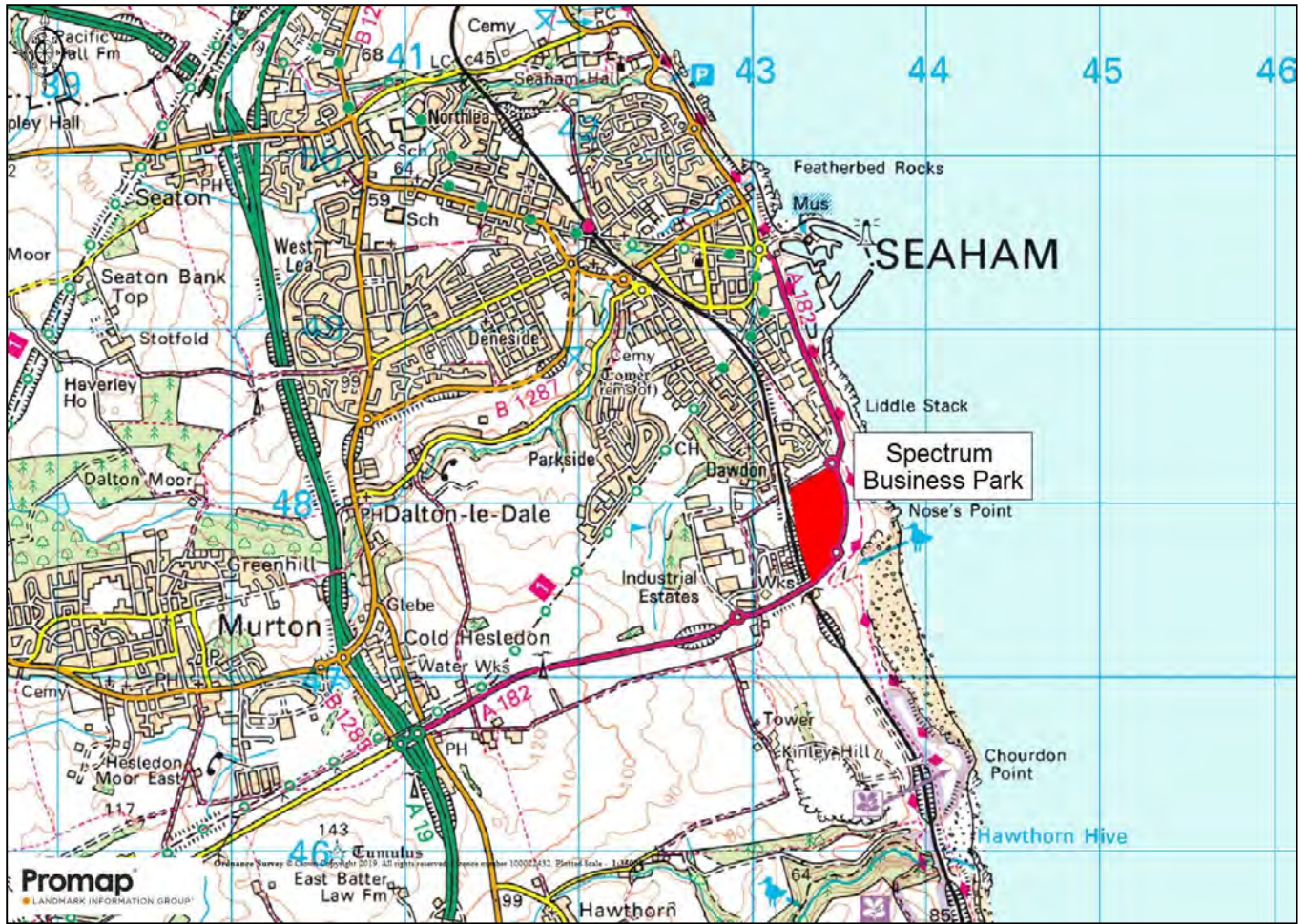
Please contact this office for a convenient appointment to view or for further information regarding the site.

VAT

All rents / sale prices are quoted exclusive of VAT which will be charged on all rentals and service charges.



Particulars: August 2019





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Particulars dated August 2019. Photographs dated August 2019.

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