



**Suite 4, Byron House, Hall Dene Way, Seaham, SR7 0PY**  
**£6,240 Per Annum**

# Suite 4, Byron House, Hall Dene Way, Seaham, SR7 0PY

- MODERN TERRACE OFFICE SUITE  
CONTAINED WITHIN A SELF CONTAINED  
ESTATE
- Suite 4: 57.97 SQM (624 SQ FT)
- FLEXIBLE TERMS

## LOCATION

Seaham workshops are located on Hall Dene Way, Seaham Industrial Estate, Seaham.

Seaham is located circa 15 miles south of Newcastle upon Tyne and 12 miles north east of Durham and 8 miles north of Peterlee.

Seaham Grange Industrial Estate is set between the A1018 and the B1285 (Stockton Road), access to the estate is via two entrances via the B1285, with direct links to the A19.

The subject property is located at the front of the Estate, offering good visibility and access.

Seaham Town centre is located and short distance away providing a range of local amenities and services.

The exact location is shown on the attached plan.

## DESCRIPTION

The estate offers a selection of 15 workshop units and 8 office suites housed within a 2 storey block.

The subject office unit is positioned on the first floor.

Internally the accommodation has been refurbished to a good standard.

WC facilities are located on the ground and first floor with a communal kitchen on the first floor.

Externally there is a communal circulation and designated parking area with soft landscaping to boundaries.

## ACCOMMODATION

From onsite measurements, it is understood that the units have the following NIA:

Suite 4

Total (NIA) 57.97 m2  
(624 sq ft)

## SERVICES

We understand that main services are available including electric, water and drainage.

Heating is via modern wall mounted heaters.

(All parties should make their own investigations.)

## BUSINESS RATES

From verbal discussions with the Local Rating Authority we understand that the units have the following RV assessments:

Suite 4: RV £5,800

All interested parties should make their own investigations as to the rating liability.

## SERVICE CHARGE

A nominal service charge is payable for the maintenance and upkeep of common areas along with building insurance.

The current service charge is £0.79p per sq ft and building insurance is £12.50 pcm.

## TENURE

The units are available to let by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a market rent of £6,240 pa exc

Incentives may be offer subject to lease term.

## ENERGY PERFORMANCE CERTIFICATE

D-99

## LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

## VAT

All figures are quoted exclusive of VAT but will liable to VAT.

## VIEWING

By prior appointment with R.A. Jackson & Son:  
0191 257 1253  
sales@rajackson.co.uk

or

James E F Pain  
Tel: 07841 871710  
Email: james.pain@frewpain.co.uk

## Directions

R A Jackson and Son Chartered Surveyors provide a broad range of property services across the North East including: Residential Sales and Lettings Commercial Sales and Lettings Professional Valuation of Commercial and Residential Property Home-buyer Survey and Valuation Property Management Acquisition To find out more please contact us on 0191 257 1253 or e mail: sales@rajackson.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	