

TO LET

HIGH QUALITY

OFFICE SPACE

FROM 3,000 FT²

Spectrum 5, Spectrum Business Park,
Seaham SR7 7PS

- Office Accommodation – Not Fitted
- Sea Views
- 8 Person Passenger Lift
- Suites Available from 3,000 sq ft
- Available By Way of New Lease Terms
- EPC Rating - B
- Parking Available – 1 space per 293 sq ft

Asking Rent £7.00 per sq ft



Bradley Hall

LOCATION

Spectrum 5 is located at the heart of Spectrum Business Park. The business destination occupies a stunning coastal location in a thriving area, home to a number of major occupiers. Seaham benefits from strong connectivity links to the A19, with easy access to the surrounding area via car or bus. An abundance of amenities are located close by, providing a number of F&B options for staff if they choose to take a break from their workplace.

DESCRIPTION

Spectrum 5 is a three story office building benefitting from the following specification:

- 3m floor to ceiling height
- Raised flooring
- LG7 lighting
- Redecorated
- Shower and WC facilities
- External cycle storage
- 8 person passenger lift
- Heating and cooling
- Suites from 3,000 sq ft

ACCOMMODATION

We calculate the approximate gross internal floor areas to be:

Floor	M2	SQ FT
Ground	1,212	13,046
First	1,250	13,456
Second	1,250	13,456
Total	3,712	39,958

EPC RATING

EPC Rating - B



Car parking on site

0.3m from bus stop

1.9 miles from Sun Train Station

200m from A690



6 miles from Sunderland City Centre

19 miles from Newcastle City Centre

29 miles from Newcastle City Centre



RATING ASSESSMENT

We are advised Rates payable circa £1.79 per sq ft. however, interested parties should confirm the current position with the Local Authority.

SERVICE CHARGE

Estimated £1.50 per sq ft.

TERMS

By way of new FRI lease terms at an asking rent of £7.00 per sq ft (Seven Pounds Per Sq Ft).

VAT

All rents, premiums and purchase prices quoted herein are exclusive of VAT. All offers are to be made to Bradley Hall upon this basis, and where silent, offers will be deemed net of VAT.

LEGAL COSTS

Each party is to bear their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING REGULATIONS

In accordance with the Anti-Money Laundering Regulations we are required to verify the identify of the Purchaser/Tenant. We will do so based on name and address data provided but we may also require you to provide two forms of identification. We will require the Purchaser/Tenant to provide proof of the source of income.

CONTACT US



The Property

Photo taken in July 2021.
For identification only