

To Let



Spectrum 7

Part Second Floor, Spectrum Business Park, Seaham, Durham, SR7 7TT

 **naylors**

To Let

Office Accommodation

7,972 Sq Ft (740.62 Sq M)

- Grade A offices
- Air conditioning
- Fully fitted with tenant amenities
- Good car parking ratio
- New lease



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.

In recent years, the town centre has enjoyed significant regeneration with the Byron Place Shopping Centre opening which has a 42,000 sqft Asda as its anchor occupier. Other occupiers include Costa, B&M, Greggs, O2, Subway and Wilko. In addition, located close by is the Dalton Park outlet shopping centre, a very popular retail and leisure outlet providing in excess of 300,000 sqft of space. Occupiers include Cineworld, KFC, The Range, McDonalds, M&S Outlet, Next, Adidas and Moulton Brown.

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.

The ground and first floors have been let to Spire Healthcare Ltd.

Specification

- Air conditioning
- Suspended ceilings with LED light fittings
- Raised floors
- Good quality carpeting
- Existing partitions/meeting rooms
- Potential for gym, changing room and showers on second floor

Accommodation

The property has been measured and comprises the following NIA area:

**Part Second Floor 7,972 sqft (740.62 sq m)
Up to 28 car spaces (a ratio of 1:280 sq ft).**

Rent

£8.50 psf.

Service Charge

The service charge is £3.99 psf.

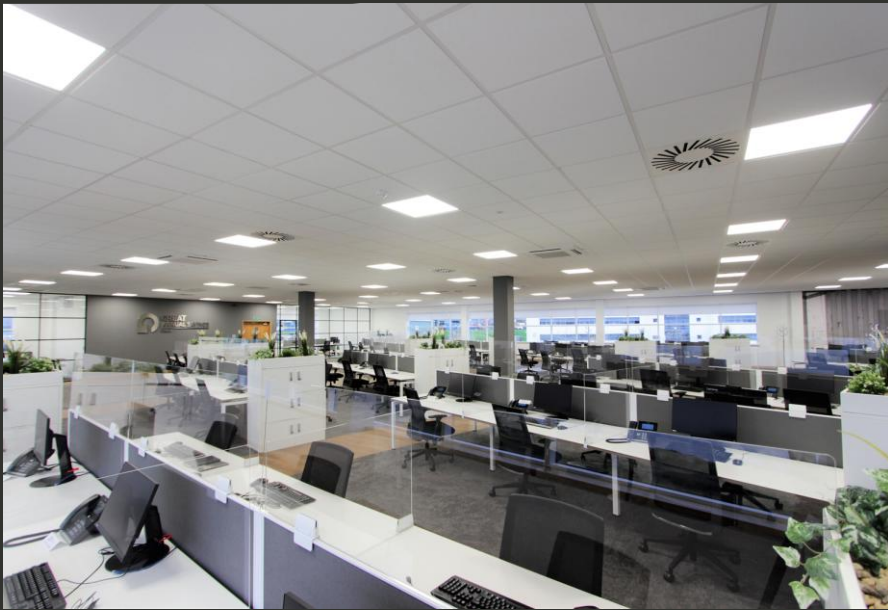
EPC

There is an EPC rating of B(50).

Rateable Value

According to the VOA website the property has a current Rateable Value of £170,000 giving rates payable of only £1.84psf. The building will need to be re-assessed for rating purposes.

Typical fit out on site





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Legal Costs

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

VAT

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

Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

For further information please contact:

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