



SPECTRUM 5, SPECTRUM BUSINESS PARK, SEAHAM, SR7 7TT



ABOUT

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

DETAILS

ACCOMMODATION

Source: www.voa.gov.uk

Floor	SQ FT
Ground	13,046
First	13,456
Second	13.456
Total	39,958

EPC

Rating: B

ASKING RENT

From £7.00 per sq ft

SERVICE CHARGE

Estimated: £1.50 psf

BUSINESS RATES

Rates payable circa £1.79 psf. Further enquiries should be made to the local council.

TERMS

CAR PARKING

1 space per 293 sq ft

TENURE

New lease available

LEGAL COSTS

Each party to bear their own legal costs incurred in the transaction

VAT

The rent is exclusive of VAT where chargeable





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.

PARKER KNIGHTS

REAL ESTATE

CONTACT

AGENT DETAILS

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