

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


## ABOUT

## DESCRIPTION

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

- 3 m 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 $3,000 \mathrm{sq} \mathrm{ft}$


## 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.

## CONTACT

## AGENT DETAILS

## Michael Downey

Parker Knights

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## PARKER KNIGHTS

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