



Fully Fitted Offices

**6,000 (557.4 m²) - 13,000 sq ft
(1,207.74 m²)**

- Flexible Term or New Lease available
- Recently refurbished
- Fully fitted and ready to occupy
- Modern central breakout space

For further information please contact:

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Location

Benefitting from a fantastic coastal location, Spectrum Business Park, is considered an established business area in County Durham which is strategically placed with excellent access to the A19. Surrounding occupiers include Northumbrian Water, Believe Housing and Great Annual Savings.

Seaham town centre is located less than 1 mile south of the Business Park and offers a range of amenities including a railway station and excellent bus links. Dalton Park outlet shopping centre also lies 1.5 miles to the west of the park.

Description

The office suite is located on the 2nd floor of a three-storey purpose-built office. The suite itself has recently been refurbished to a very high standard, offering fully fitted offices with cutting edge staff amenity space in the central core.

The premises benefits from the following:

- Two wings of open plan offices accessed off central core
- Meeting, board and training rooms
- Carpeted raised flooring
- LED lighting
- 8 person lift serving all floors
- Female, Male and Disabled WC facilities
- Heating/Cooling System
- Kitchen facilities
- 53 car parking spaces
- Fully fitted and available for immediate occupation

Accommodation

The property comprises the following net internal area:

	M ²	Ft ²
Second Floor	1,299.42	13,986

*The floor is also available as two separate wings from 6,000 sq.ft (557.4sqm) and further details are available on request.

Utilities

The unit benefits from broadband connectivity, water, gas and electric.

Quoting Terms

The suite is available on a flexible arrangement until June 2024. Alternatively, the suite is available on a new full repairing and insuring lease for a term to be agreed.

Rent

£82,000 per annum exclusive of VAT, rates and service charge.

Service Charge

The current service charge is £35,200 per annum exclusive (22/23).

Rateable Value

The VOA indicates that the property has a Rateable Value of £64,000 (2017 List) giving rates payable of approximately £2.52psf.

EPC

On Application.

Legal Costs

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

Money Laundering

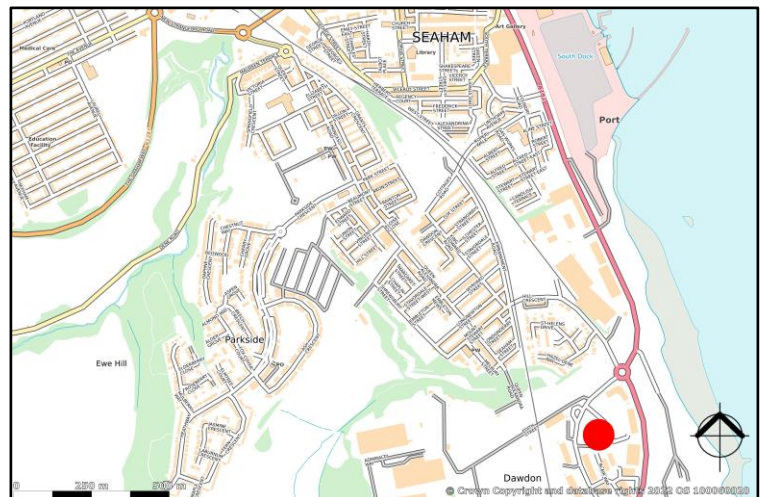
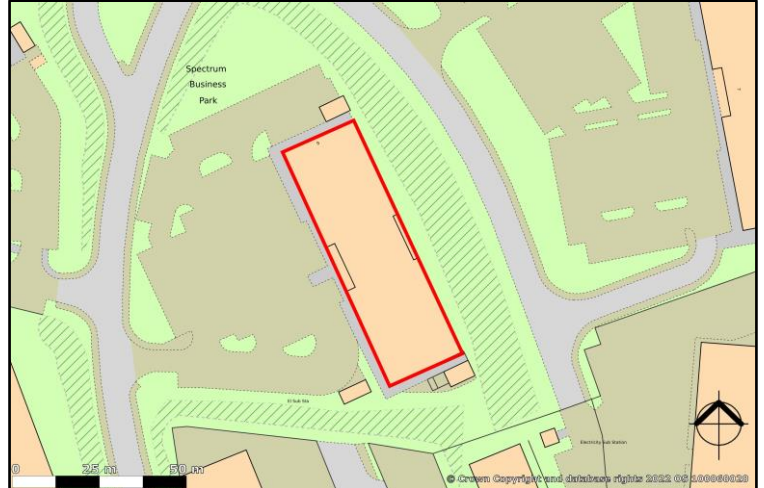
In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

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



Interior Images



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TO LET

2nd Floor, Spectrum 6,
Spectrum Business Park, Seaham,
Co. Durham, SR7 7TT





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