



To Let

Offices

1a Lighthouse View
Spectrum Business Park
Seaham
SR7 7PR

- Office
- Landmark building with outstanding sea views
- Immediately accessible to A19
- 162 car parking spaces
- Occupiers include Great Annual Savings, Northumbrian Water, DWP and Durham County Council
- Opportunities from **753 ft² – 10,437 ft²**

Location

The coastal town of Seaham sits approximately 5 miles to the south of Sunderland and 12 miles northeast of Durham. Spectrum Business Park provides immediate access to the A19, and the park is home to occupiers including DWP, Northumbrian Water, Durham County Council, Trillium and Great Annual Savings generating good footfall from the office sector. Durham County Council have recently approved plans for a new community scheme known as Seaham Garden Village which will see an additional 1500 new homes being built very close by.

Description

The building totals approximately 40,000 ft² and is presently laid out as 4 separate floor plates of 10,000 ft² accessed from a central entrance atrium. The entire ground floor is under offer to a good quality Gym operator and office suites in a range of sizes are available on the first floor from 750 ft². The property benefits from a 162-space private car park.

Accommodation

Following subdivision the property will briefly comprise as follows:-

		ft ²	m ²
FIRST FLOOR			
Unit 1 (sea view)	UNDER OFFER	1830	170.01
Unit 2 (sea view)		861	79.99
Unit 3 (sea view)		861	79.99
Unit 4 (sea view)		861	79.99
Unit 5		1184	109.99
Unit 6		753	69.95
Unit 7		753	69.95
Unit 8		861	79.99
Unit 9	Shared kitchen		
Unit 10		10437	970
Ground Floor			
Unit 11	GYM UNDER OFFER	20273	1883.36

Tenure

New leases are available on terms to be agreed (minimum 5 years) on effective FRI terms plus service charge provisions. The leases are to exclude the provisions of the Landlord and Tenant Act 1954.

Rents

	Rent ft ² plus S/C
FIRST FLOOR	
Units 1-4 (sea view)	£14
Units 5-8	£12
Unit 10 (sea view)	£7
GROUND FLOOR	
Unit 11	GYM – Under Offer

Costs

Each party will be responsible for their own Legal Fees incurred in the transaction.

Viewing

Contact – **Mario Jaconelli** or **Alexa Reavley**

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- alexa@lofthouseandpartners.co.uk
- **0191 5658844**

VAT

Rents etc are subject to VAT.

Rateable Value (RV)

To be re-assessed following completions of development.

Money Laundering Regulations

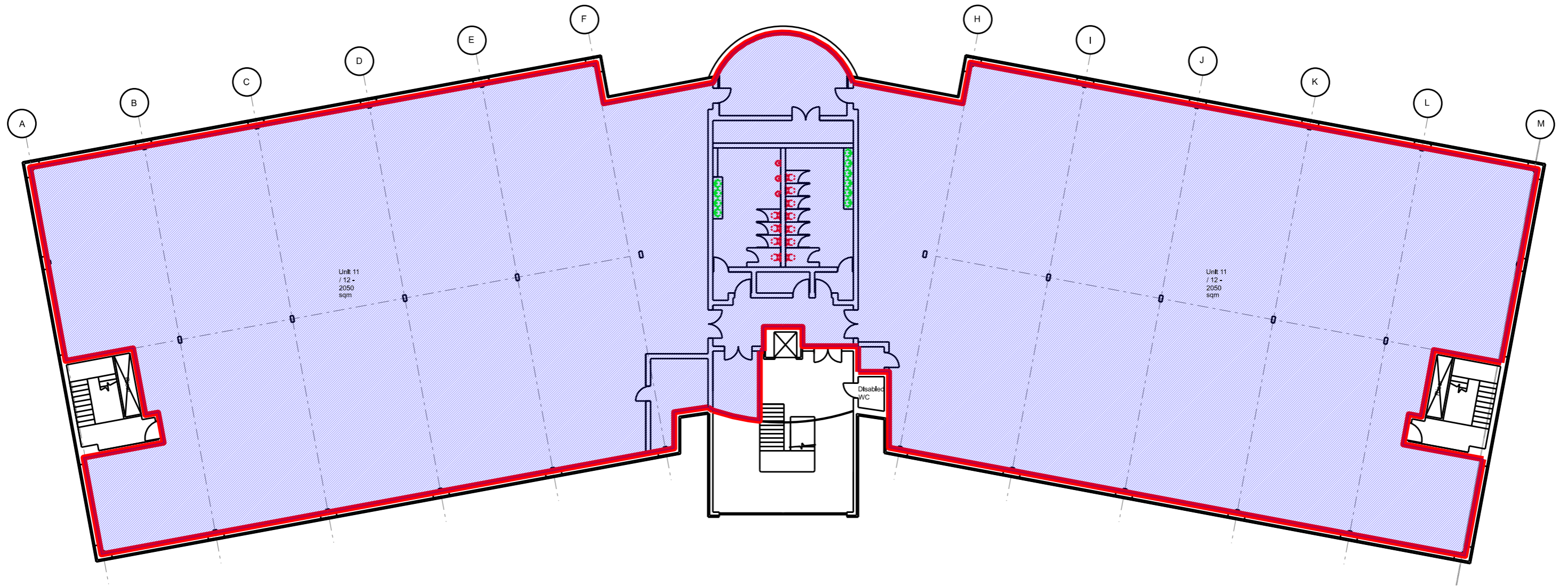
In accordance with Anti –Money Laundering Regulations, the Purchaser/Tenant will be required to provide 2 forms of identification together with confirmation of the source of funding.

Disclaimer

None of the equipment or systems within the premises have been tested by the Agent and it is the responsibility of the Purchaser/Lessee to ensure that they are in working order.

Ref DC1126

EPC Awaiting Information



FITZARCHITECTS

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North:

Revision:

Royal Institute of British Architects Chartered Practice

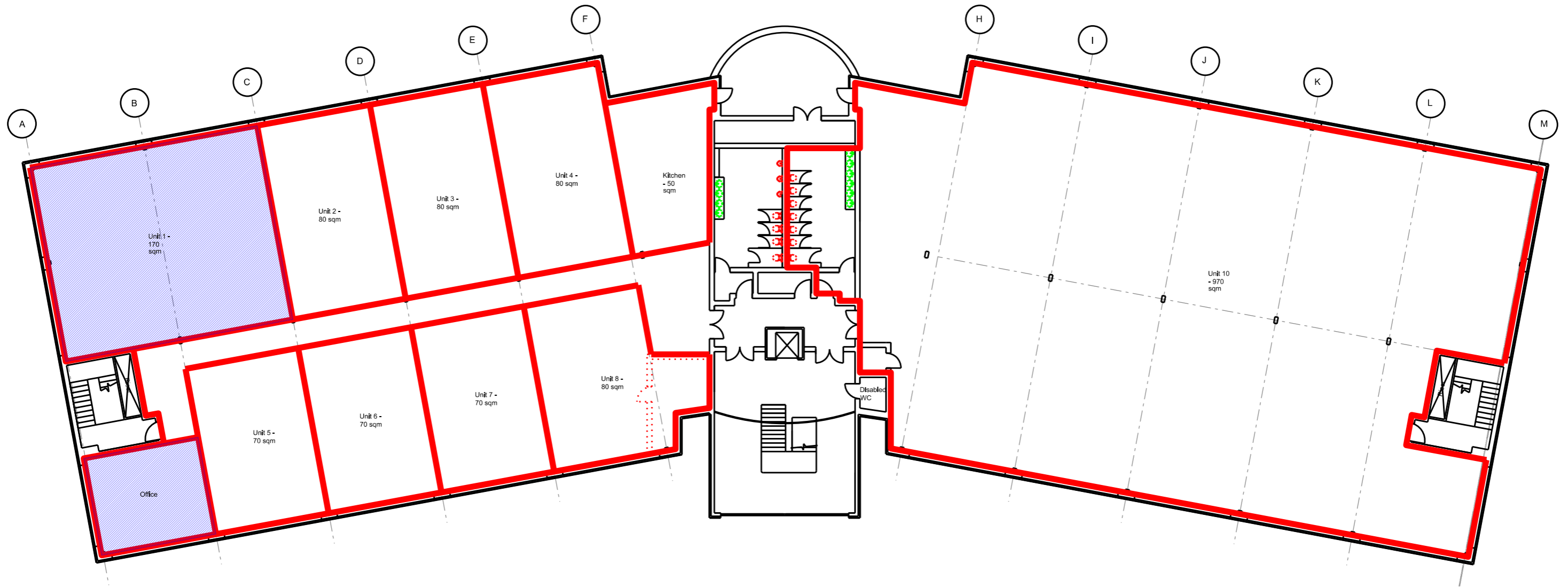
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Do not scale from drawing.
 Dimensions are to masonry / studwork openings (not plaster).

Project: 1A Spectrum
 Drawing: Proposed plan level 00
 Stage: Feasibility

Project no:	1000	Drawing no:	AL (00) 0300
Date:	Oct 2022	Scale:	1:250 @ A3 / 1:500 @ A1

← This should be 50mm →





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