



BNP Paribas Real Estate
One Trinity Gardens
Broad Chare
Newcastle upon Tyne
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For Sale

1A Lighthouse View, Spectrum Business Park, Seaham, County Durham, SR7 7PR

Office Accommodation

1,805 – 3,797.17 sq m (19,432 - 40,874 sq ft)



- § High quality detached office building
- § Established business park
- § 162 car park spaces (1:247 sq ft)
- § Panoramic views of coast



Location

Unit 1A Lighthouse View, Spectrum Business Park is a high specification office building located in Seaham, County Durham.

Seaham is located approximately 5 miles to the south of Sunderland, 12 miles north east of Durham, 5.5 miles to the north of Peterlee.

The property is in close proximity to the A19 located 1½ miles to the west which is one of the region's principal north south arterial routes linking Tyneside and Teesside.

Local occupiers include Trillium/ DWP, Business Enterprise Group, Durham County Council, Great Annual Savings and Andrew James.

Description

The property provides a detached two storey office building of steel framework construction with external composite cladding incorporating double glazed aluminium framed windows. The property has an insulated profile metal clad roof.

The ground and first floors are split to provide office accommodation over two wings of a rectangular shape linked by a central core. There is a double height central glazed entrance atrium. The central core includes passenger lift, male and female and disabled WC facilities to both floors. There is also a first floor external balcony linking the first floor wings.

Internally, finishes include carpeted raised access floors, comfort cooling, gas fired central heating, suspended ceilings incorporating recessed lighting.

Externally, the property benefits from approximately 162 car park spaces.

Accommodation

The accommodation provides the following approximate net internal floor areas:

Accommodation	Sq M	(Sq ft)
Reception	84.05	(904)
Ground Floor	1,907.89	(20,537)
First Floor	1,805.24	(19,432)
Total	3,797.17	(40,874)

Services

The property benefits from all main services.

Rateable Value

The property is listed according to the Valuation Office Agency website within the 2017 rating list as Offices and Premises with a rateable value of £186,000

Price

The property is available for sale by way of a long leasehold interest at a price of £495,000.



Energy Performance Rating

Available upon request.

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Viewing strictly by prior appointment via sole agents being BNP Paribas Real Estate.

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**Subject to Contract
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