



LIGHTHOUSE VIEW

SPECTRUM BUSINESS PARK, SEAHAM SR7 7PR



TO LET

Flexible office space, meeting room, virtual office or coworking space
From one desk upto 36,660 sq ft (3,415 sq m)

PARKER KNIGHTS
REAL ESTATE



BY BUS

There's a range of buses that run on a regular timetable to and from Lighthouse View.

BY CAR

At just two minutes from the A19 and 15 minutes to the A1, Lighthouse View is ideally located for all primary north and south routes.

BY TRAIN

Seaham train station links to Teesside, Sunderland City Centre and Newcastle Central Station.

Spectrum Business Park is a high quality office development and business park in County Durham. With corporate, serviced and virtual North East office space, the business park caters for 1 to 600 people and work with a range of businesses across the North East.





Lighthouse View is a four storey brick clad detached office building. The space on offer can accommodate requirements from 1 desk up 36,660 sq ft.



SPECIFICATION

Specification includes:

- + Raised access floor
- + Floor distributed heating/cooling
- + Recessed LED panel lighting
- + Two 8 person lifts serving all floors
- + 1 GB IT connectivity
- + Secure WiFi
- + Car parking 1:250sq ft ratio
- + Male, female and disabled toilets on each floor
- + On site showers
- + 3m finished floor to ceiling height
- + On site bike storage
- + 24/7 access
- + Reception support/Visitor management
- + Meeting rooms
- + Break areas
- + Access control on each floor
- + Air conditioning



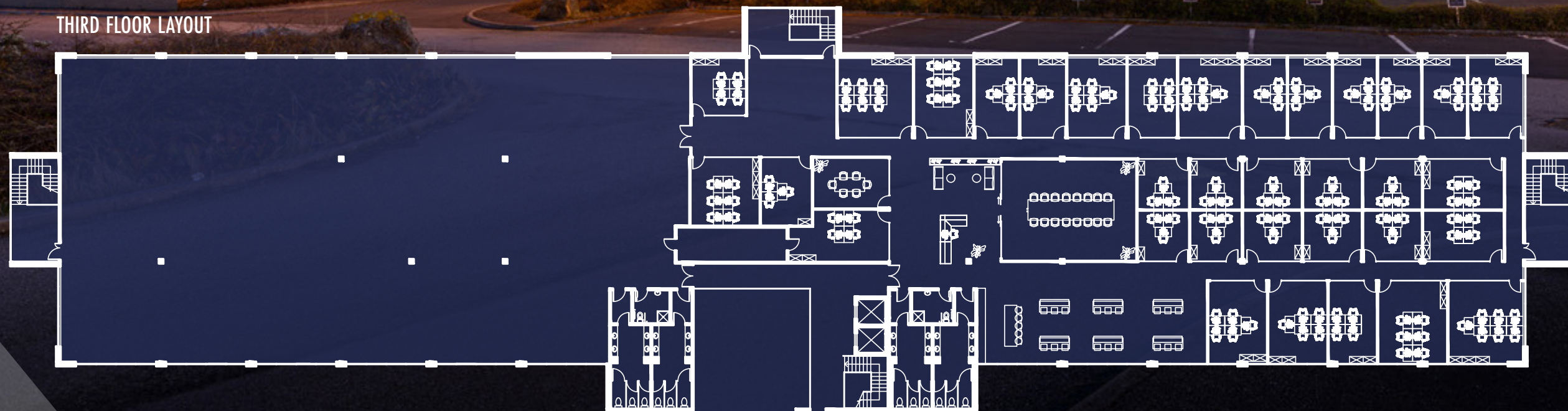
ACCOMMODATION

FLOOR	SQ FT	SQ M
3RD FLOOR	11,220	1,042
2ND FLOOR	3,600 to 11,220	334 to 1,042
1ST FLOOR	3,000 to 11,200	278 to 1,040
TOTAL	36,660	3,124

3rd floor serviced

Private office suites from 150 sq ft fully serviced coworking/collaboration zone.

THIRD FLOOR LAYOUT





Seaham is served by unrivalled amenities which means everything you need is on your doorstep.

Approximately 1.5 miles to the west lies Dalton Park outlet shopping centre, the North East region's prime outlet shopping facility comprising over 300,000 sq ft of retail and leisure space. The centre was extended in 2016 by introduction of a seven screen cinema, family pub, restaurants and a Morrisons supermarket. Occupiers include M & S, Next, New Balance, Adidas, Holland & Barrett, Starbucks and McDonald's.



ENERGY PERFORMANCE CERTIFICATE

EPC Rating: C.

RENT

On application.

SERVICE CHARGE

On application.

BUSINESS RATES

On application.

VAT

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

LEGAL COSTS

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



CONTACT

For viewing and further information please contact sole agent:

PARKER KNIGHTS

REAL ESTATE

MICHAEL DOWNEY

T: 0191 649 8924

mdowney@parkerknights.co.uk

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