

**Lot 39, Spectrum 5, Spectrum Business Park, Seaham,
County Durham SR7 7TT**

For sale by Auction on 18th May 2023 (unless sold or withdrawn prior)



Modern Freehold Office Building

www.acuitus.co.uk

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Property Information

Modern Freehold Office Building

- Modern detached three storey high specification office building extending to 39,958 sq ft
- Total site area of 0.84 hectares (2.076 acres) with 136 car parking spaces
- Popular business park location in area of significant commercial regeneration
- Occupiers on the Business Park include Durham County Council, ResQ, Believe Housing Group, Castle Eden Brewery and MRC Global, Orbis and a newly opened gym, Fit24
- Very low capital value on Guide Price (£10 psf CV)

Lot 39
Auction 18th May 2023

Vacant Possession
Status Available

Sector Office
Auction Venue Live Streamed Auction

Location

Miles 6 miles south of Sunderland, 13 miles east of Durham
Roads A1, A19, A182
Rail Seaham Rail Station
Air Newcastle International Airport

Situation

Spectrum Business Park is a popular commercial location, boasting excellent transport links being within close proximity to the A19. The Park was constructed between the mid 2000's and 2010, comprising a total of nine Grade A buildings. Other occupiers on the business park include Durham County Council, ResQ Ltd, Believe Housing Group, Castle Eden Brewery and MRC Global, Orbis and a newly opened gym, Fit24.

Tenure

Freehold.

EPC

Band B

Description

Completed in 2008, Spectrum 5 is a modern, high specification office building arranged on the ground, first and second floors benefitting from raised flooring, a 3m ceiling height and an 8 person passenger lift. The building is designed to allow subdivision into two wings per floor, with sub-metering for each wing. Whilst the whole property is vacant, the first and second floors are fitted out with meeting/conference rooms and kitchens. The property benefits from extensive car parking for 136 cars to the front.

VAT

VAT is applicable to this lot.

Completion Period

Six Week Completion

DISCLAIMER

These particulars are for your convenience only. They do not form part of the contract and should not be relied upon. Please refer to the Acuitus website for the full terms and conditions of sale, details of the auction and any update and changes in guide price.

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant
Ground	Office	1,212.01	(13,046)	VACANT
First	Office	1,250.10	(13,456)	
Second	Office	1,250.10	(13,456)	
Total		3,712.21	(39,958)	

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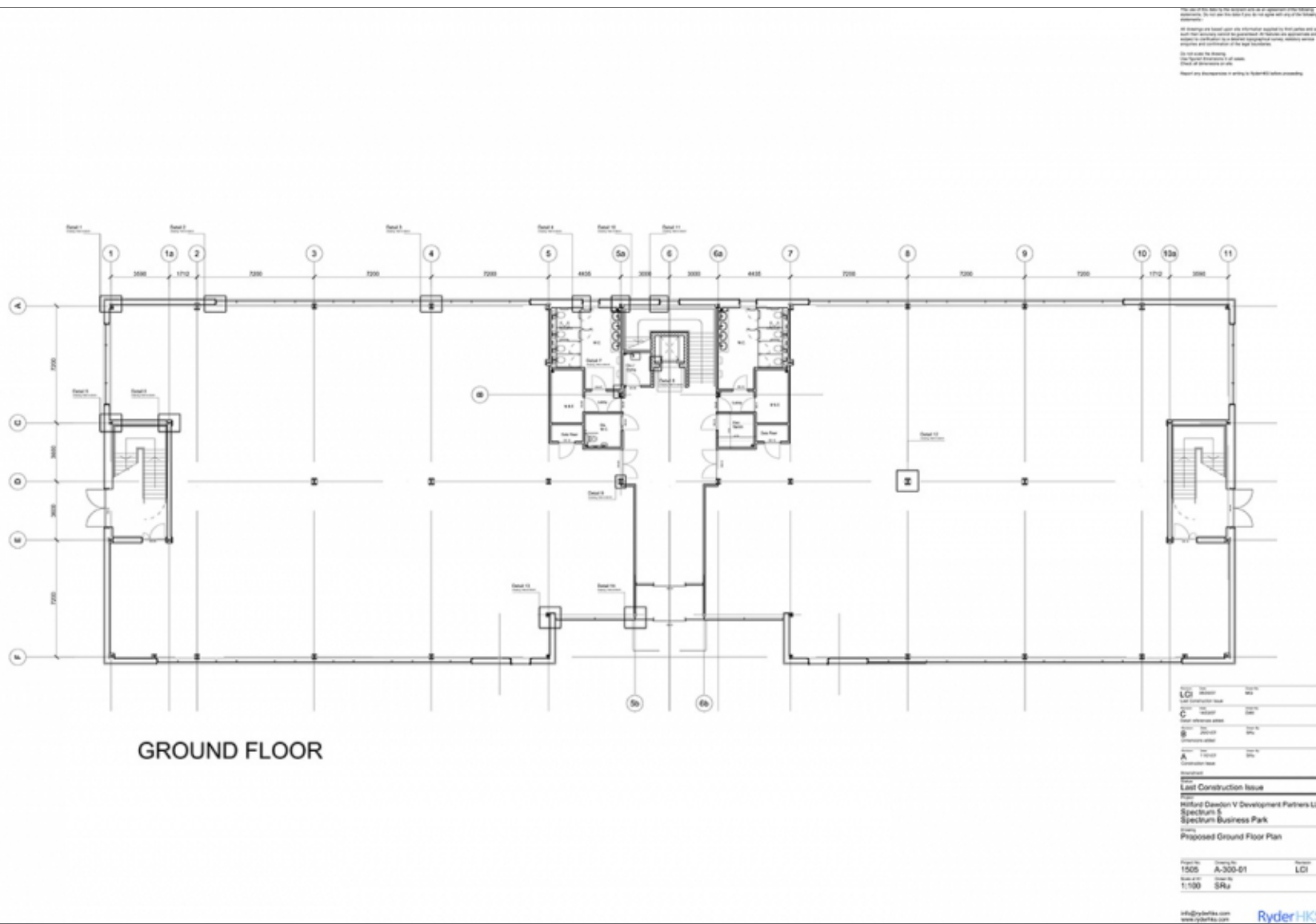
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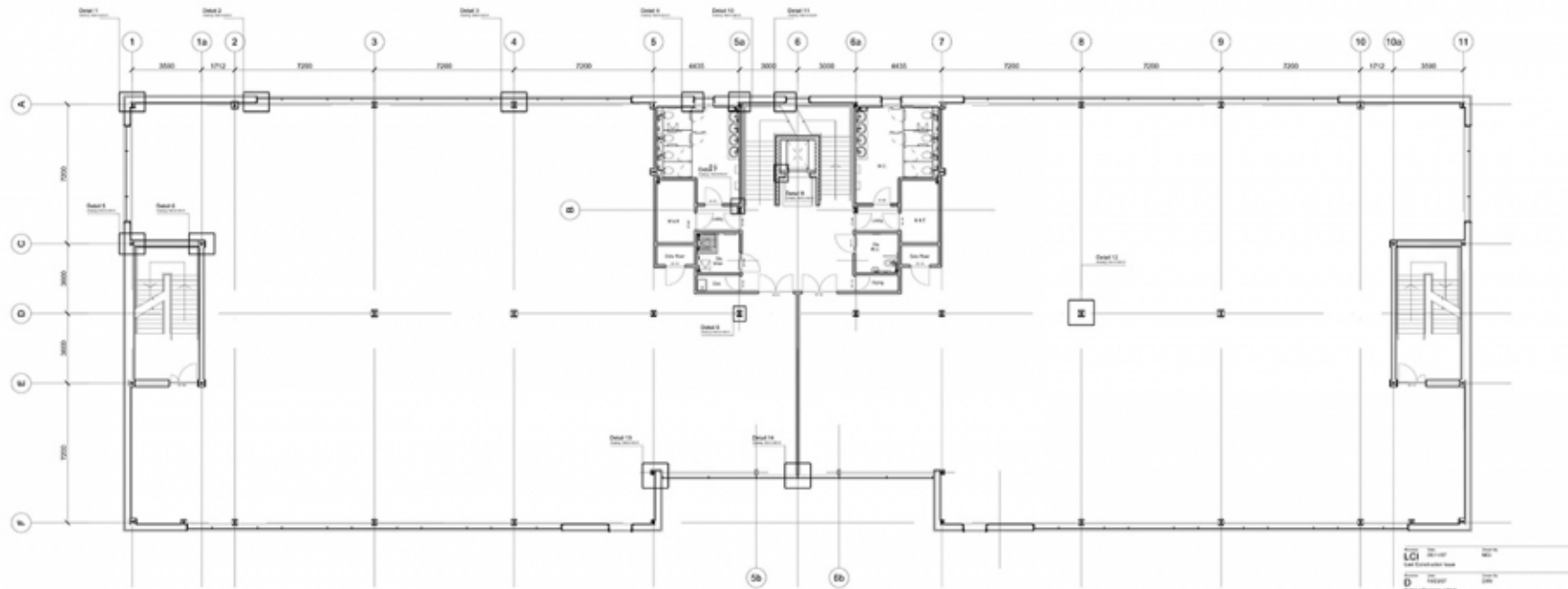
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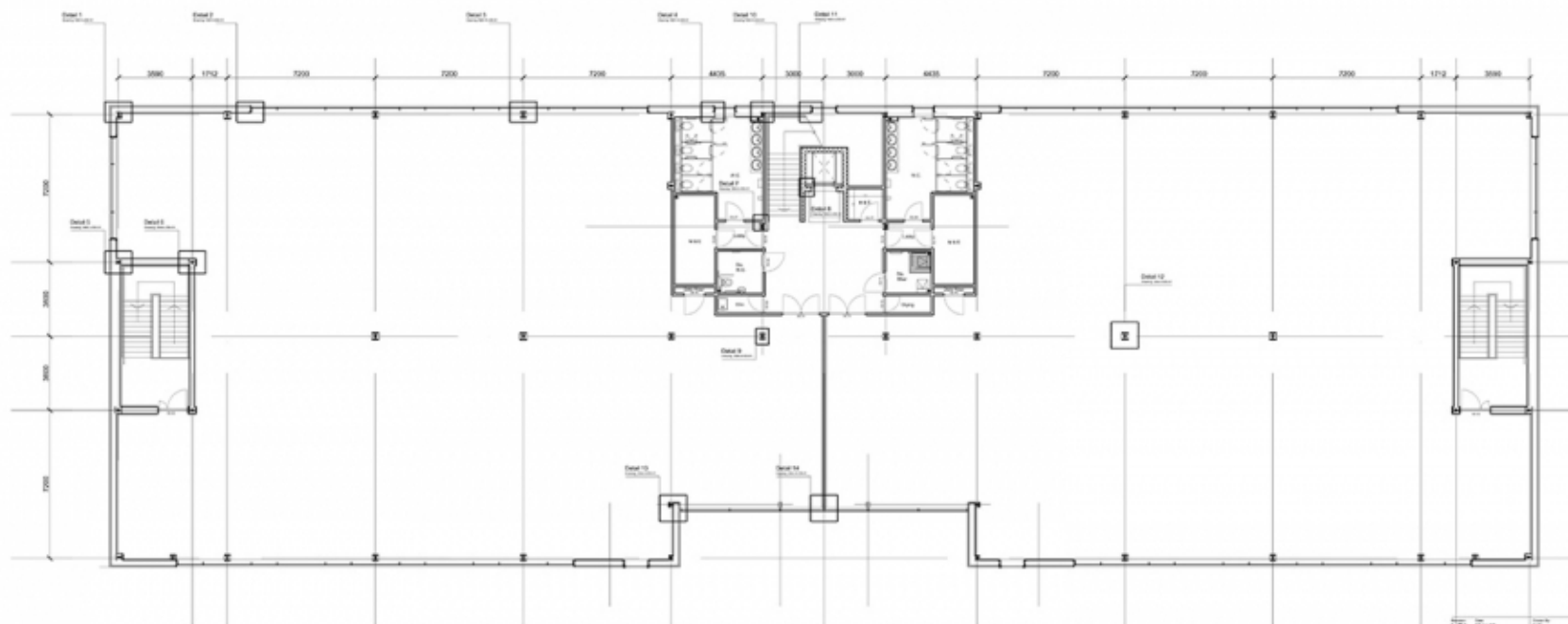
FIRST FLOOR

The user of this plan is to be taken as an approval of the following information. The user of this plan is to be taken as an approval of the following information. All drawings are based upon the information supplied by third parties and we accept no responsibility for the accuracy of the drawings and specifications and we accept no liability for any loss or damage arising from the use of the drawings. Do not scale the drawings. See general dimensions of all items. Report any discrepancies to enquiry to Spectrum 5 office proceeding.

LCI	1:1000	100%
D	1:1000	100%
C	1:1000	100%
B	1:1000	100%
A	1:1000	100%
Architect		
Last Construction Issue		
Salford Dawson V Development Partners LLP		
Spectrum 5		
Spectrum Business Park		
Drawing		
Proposed First Floor Plan		
1525	A-300-02	LCI

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SECOND FLOOR

All drawings are based upon site information supplied by the architect and are not to be used for construction purposes without the approval of the architect. The architect is not responsible for any errors or omissions in the drawings and is not liable for any consequences arising from the use of the drawings.

Do not scale the drawing.

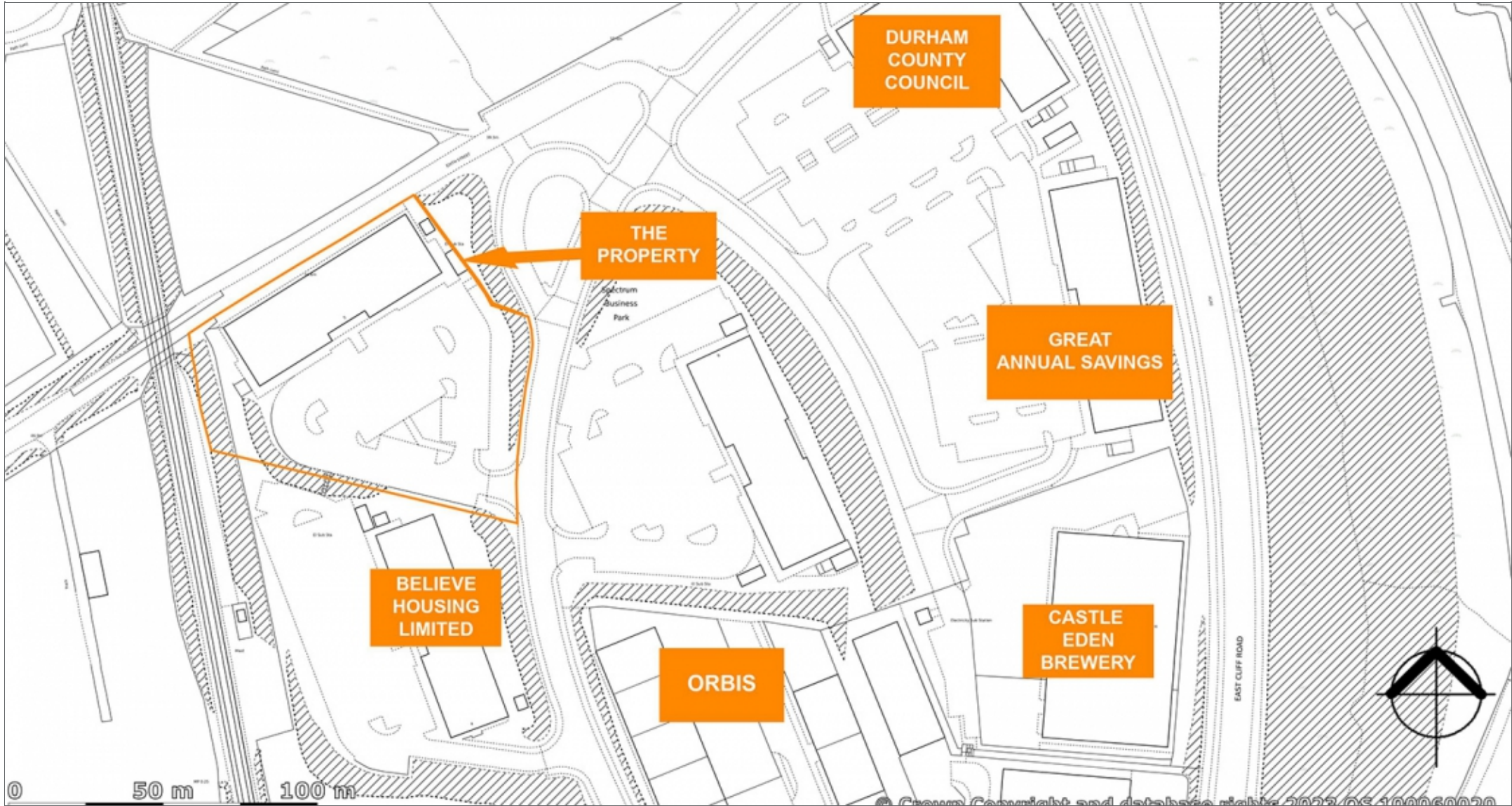
Check all dimensions on site.

Report any discrepancies in writing to the architect before proceeding.

LCI	1505	1505
Last Construction Issue		
Issue	1505	1505
Approved under contract		
E	1505	1505
Issue for record & issued to the contractor for use		
D	1505	1505
Issue for record & issued to the contractor for use		
C	1505	1505
Issue for record & issued to the contractor for use		
B	1505	1505
Issue for record & issued to the contractor for use		
A	1505	1505
Issue for record & issued to the contractor for use		
Last Construction Issue		
Hillfort Dawson Y Development Partners LLP		
Spectrum 5		
Spectrum Business Park		
Proposed Second Floor Plan		
1505	A-300-03	LCI

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Contacts

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September 2020