



spectrum
BUSINESS PARK

spectrum ⑤
To Let

6,523 sq ft (606 sq m) to
39,958 sq ft (3,712 sq m)



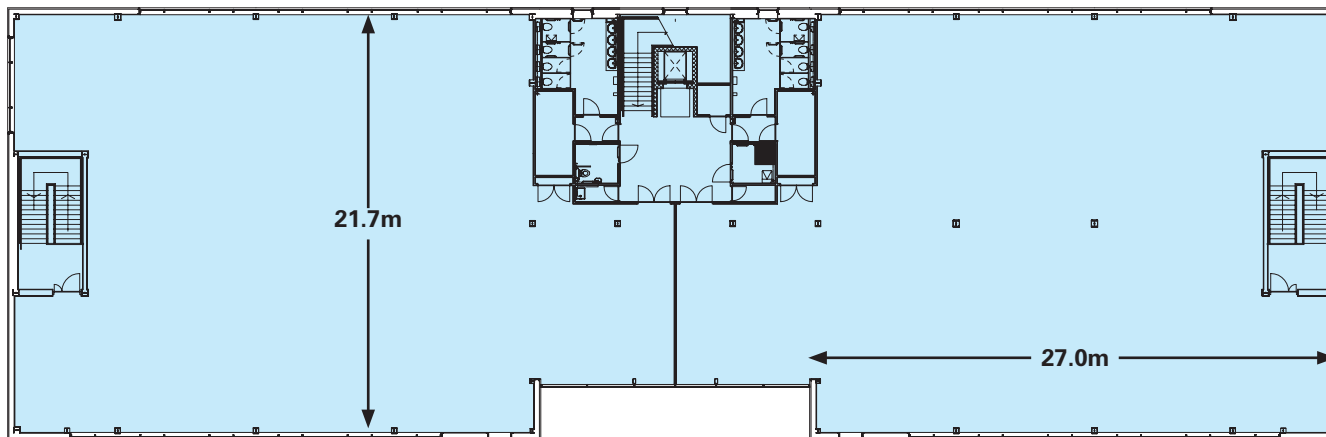
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Floor areas (NIA)

| Floor | Sq ft | Sq m |
|--------------|---------------|--------------|
| Ground floor | 13,046 | 1,212 |
| 1st floor | 13,456 | 1,250 |
| 2nd floor | 13,456 | 1,250 |
| Total | 39,958 | 3,712 |

Individual wings available from 6,523 sq ft

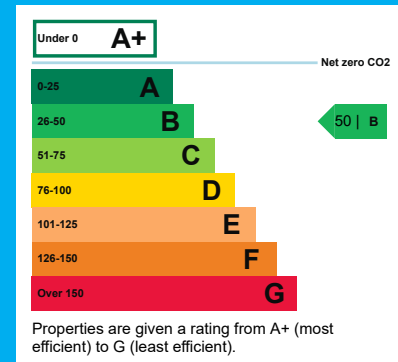
- Stunning coastal location in thriving business park
- Excellent public transport and amenities
- Central location within the North East region
- High natural light levels with 3m finished floor to ceiling height
- Raised access floor with 225mm void
- Heating/cooling via ceiling mounted fan coils
- 8 person lift serving all floors
- 136 allocated parking spaces
- Extensive riser space and ceiling void for flexible fit out
- External areas for cycle storage
- Shower facilities plus male, female and disabled toilets



typical floor plan upper floor



Energy performance rating



Connect with Spectrum

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