



spectrum
BUSINESS PARK

spectrum 5
To Let

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



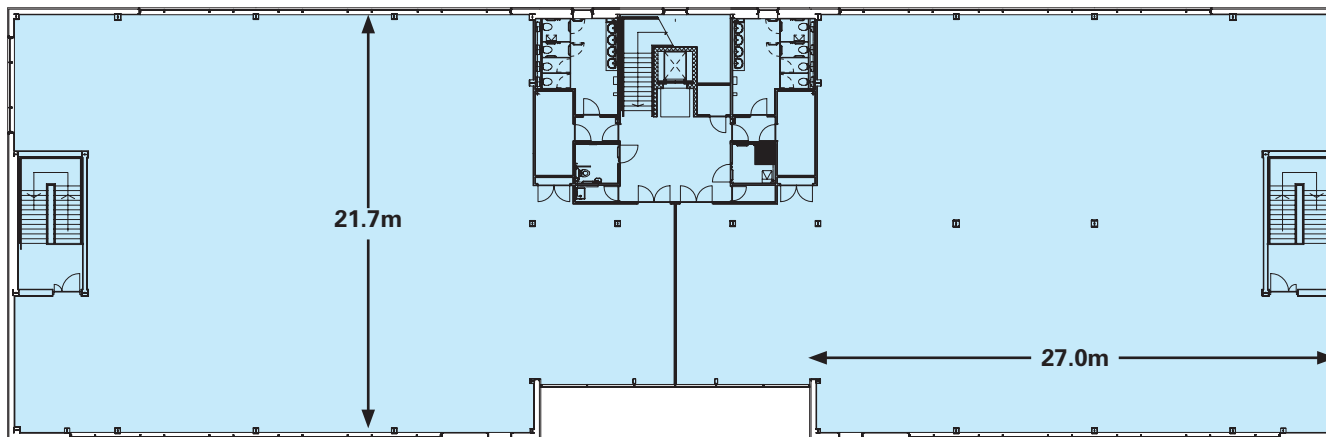
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Floor areas (NIA)

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

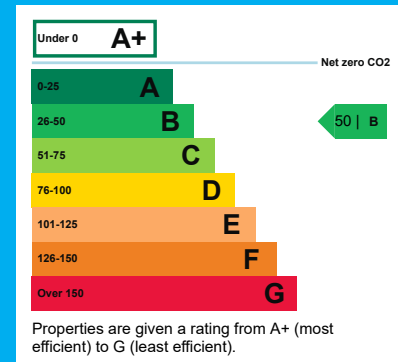
- Stunning coastal location in thriving business park
- Excellent public transport and amenities
- Central location within the North East region
- High natural light levels with 3m finished floor to ceiling height
- Raised access floor with 225mm void
- Heating/cooling via ceiling mounted fan coils
- 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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