

Seaham

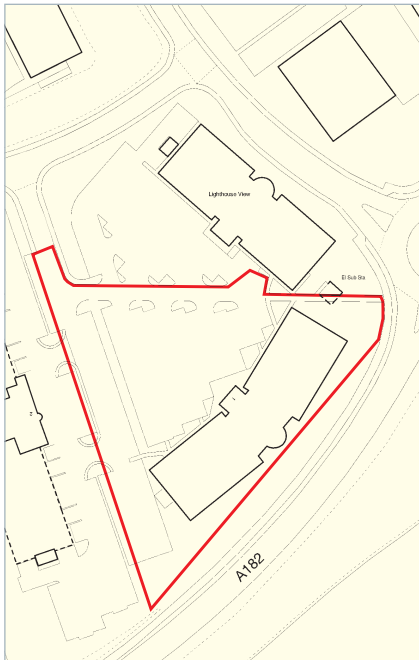
Lighthouse View II Dawdon Business Park County Durham SR7 7PR

- **Modern Long Leasehold Vacant Office**
- Well located on Dawdon Business Park
- Accessible via the A182 main road
- Large office building totalling 3,790.75 sq m (40,802 sq ft)

Vacant Possession upon Completion

**RESERVE UNDER £7.50 PSF
CAPITAL VALUE**

**SIX WEEK COMPLETION
AVAILABLE**



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Tenure

Leasehold. A new underlease to be granted on completion on co-terminus terms to the head lease for 125 years from 15th December 2000 (less 3 days) at a peppercorn rent. There will be an option for the Purchaser to take an assignment of the head lessee's interest for £1.

Location

Seaham lies approximately 20 miles south-east of Newcastle and 24 miles north of Middlesbrough. The Dawdon Business Park is a 13 hectare Enterprise Zone Site, situated to the south of Seaham on the east coast of Durham. The site, which provides a mixture of uses lies, close to the A19 linking Teesside, Wearside and Tyneside. It is accessible via the A182 south of Seaham which provides a direct link between the A19 and Seaham town centre. Seaham benefits from a railway station on the East Durham line which connects with Newcastle, Sunderland, Middlesbrough and Saltburn. The property is situated to the south of Dawdon Business Park close to the junction with the A182 which leads on to the A19 north and south. Occupiers close by include Department of Pensions (Lighthouse View 1), Kidde Products, MRC Transmarck, Regional International Trade Office and Spectrum Business Enterprise North East.

Description

The property is arranged on ground and one upper floor to provide a modern purpose built vacant office building. The property has the benefit of open plan office accommodation, air conditioning, LG3 lighting, two 13-passenger lifts and car parking (164 external spaces and 72 undercroft car parking spaces).

The property provides the following accommodation and dimensions:

Ground Floor	1,917.50 sq m	(20,639 sq ft)
First Floor	1,873.25 sq m	(20,163 sq ft)
Total	3,790.75 sq m	(40,802 sq ft)
Site Area	0.921 Hectares	(2.275 Acres)

Tenancy

To be offered with VACANT POSSESSION UPON COMPLETION.

VAT

VAT is applicable to this lot.

Rateable Value

We understand the property is not presently rated.

Documents

The legal pack will be available from the website www.allstop.co.uk

Viewings

To view this property please call James Hood on 0207 543 6716 or e-mail: james.hood@allstop.co.uk

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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