



spectrum
BUSINESS PARK

spectrum **5**
To Let

6,523 sq ft (606 sq m) to
13,046 sq ft (1,212 sq m)



Connect with Spectrum

spectrum 5 SR7 7TT

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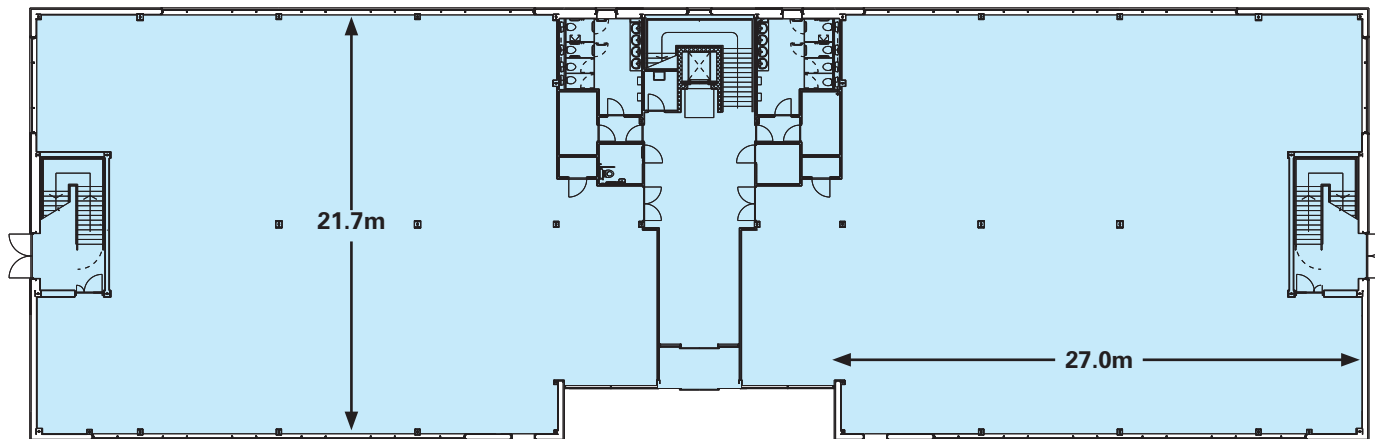
Floor areas (NIA)

| Floor | Sq ft | Sq m |
|-------------------|---------------|--------------|
| Ground floor East | 6,523 | 606 |
| Ground floor West | 6,523 | 606 |
| Total | 13,046 | 1,212 |

1st and 2nd floors let to

NORTHUMBRIAN WATER living water

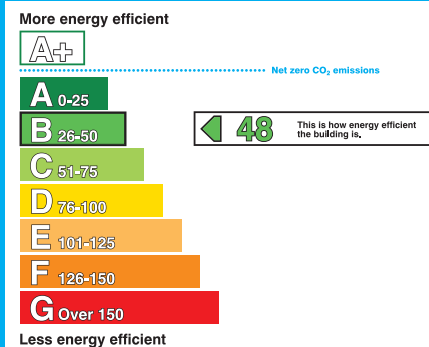
- Steel frame, composite panelling and glazed curtain walling
- 3m finished floor to ceiling height
- Energy efficient design
- Raised access floor with 225mm void
- Heating/cooling via ceiling mounted fan coils allowing cellular office subdivision
- Separate control of heating/cooling in each wing
- Recessed LG3 lighting within suspended ceiling
- 8 person lift serving all floors
- 45 allocated car parking spaces
- Male, female and disabled toilets plus cleaner's facilities
- Flexible power via 22,000 volt local power network
- Service trench access to gable elevations
- Extensive riser space for flexible fit out



typical floor plan ground floor



Energy performance rating



Connect with Spectrum

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