

# to let



*The industrial property specialists*

**BYRON HOUSE  
HALL DENE WAY  
SEAHAM GRANGE INDUSTRIAL ESTATE  
SEAHAM  
SR7 0PY**



- MODERN REFURBISHED OFFICE SUITES, SET WITHIN A SELF CONTAINED ESTATE
- SUITE 7 : NIA – 70.51M<sup>2</sup> (759 SQ FT)
- FLEXIBLE TERMS

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Frew Pain & Partners, Collingwood Buildings,  
38 Collingwood St, Newcastle upon Tyne, NE1 1JF



Seaham Workshops, Byron House, Hall Dene Way, Seaham Grange Industrial Estate, Seaham, SR7 0PY

**Map Information**  
 Scale: 1:5592  
 Date:  
 Reference:  
 Order No: 2099430



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**FIND**  
 PROFESSIONAL MAPPING INTELLIGENCE  
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## LOCATION

Byron House offices are located on Hall Dene Way, Seaham Industrial Estate, Seaham.

Seaham is located circa 15 miles south of Newcastle upon Tyne, 12 miles north east of Durham and 8 miles north of Peterlee.

Seaham Grange Industrial Estate is set between the A1018 and the B1285 (Stockton Road). Access to the estate is via two entrances via the B1285, with direct links to the A19.

The subject property is located at the front of the Estate, offering good visibility and access.

Seaham Town centre is located a short distance away providing a range of local amenities and services.

The exact location is shown on the attached plan.

## DESCRIPTION

The estate offers a selection of 15 workshop units and 8 office suites housed within a 2-storey block.

The subject office suite is located on the first floor from a central stairwell.

Pedestrian access is via a communal reception with security key pad entry access.

Suite 7, offers a corner position on the first floor, internally it provides a large open plan office, with two glazed meeting rooms and store cupboard. Fitted out to a good standard the accommodation offers painted walls, carpet tiles and suspended ceiling with LED lights.

WC facilities are located on the ground and first floor with a communal kitchen on the first floor.

Externally there is designated parking area with soft landscaping to boundaries.

## ACCOMMODATION

From onsite measurements, it is understood that the units have the following NIA:

### SUITE 7

<b>Total (NIA)</b>	<b>70.51 m<sup>2</sup> (759 sq ft)</b>
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## SERVICES

Each office is separately metered for electric supply.

Heating is via modern wall mounted electric heaters.

## BUSINESS RATES

From verbal discussions with the Local Rating Authority we understand that the units have the following RV assessments:

**Suite 7 : RV £6,500**

All interested parties should make their own investigations as to the rating liability.

## SERVICE CHARGE

A nominal service charge is payable for the maintenance and upkeep of common areas along with building insurance.

The current service charge is £0.79p per sq ft and building insurance is £12.50 pcm.

## TENURE

The suites are available to let by way of a new Internal Repairing and Insuring lease for a term of years to be agreed.

## RENT

Our client is seeking a market rent of £7,600 pa exc.

## ENERGY CERTIFICATE

D-99.

## LEGAL COSTS

The tenant will be responsible for any legal / professional fees together with any VAT thereon incurred in the preparation of the lease.

## VAT

All figures are quoted exclusive of VAT but will be liable to VAT.

## VIEWING

Strictly by prior arrangement only – further information available from Frew Pain & Partners:

**James E F Pain**

**Tel: 07841 871710**

**Email:**

[james.pain@frewpain.co.uk](mailto:james.pain@frewpain.co.uk)

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# Energy Performance Certificate

## Non-Domestic Building



Byron House  
Hall Dene Way  
Seaham Grange Industrial Estate  
SEAHAM  
SR7 0PY

**Certificate Reference Number:**  
0343-3003-0411-0800-3301

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

### Energy Performance Asset Rating

More energy efficient



..... Net zero CO<sub>2</sub> emissions

**A** 0-25

**B** 26-50

**C** 51-75

**D** 76-100

**E** 101-125

**F** 126-150

**G** Over 150

◀ **99**

This is how energy efficient  
the building is.

Less energy efficient

### Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1828
Building complexity (NOS level):	4

### Benchmarks

Buildings similar to this one  
could have ratings as follows:

**40** If newly built

**70** If typical of the  
existing stock