



Quorum  
Park

# Go big or go here!



Exceptional workspaces for smaller businesses



# Q11

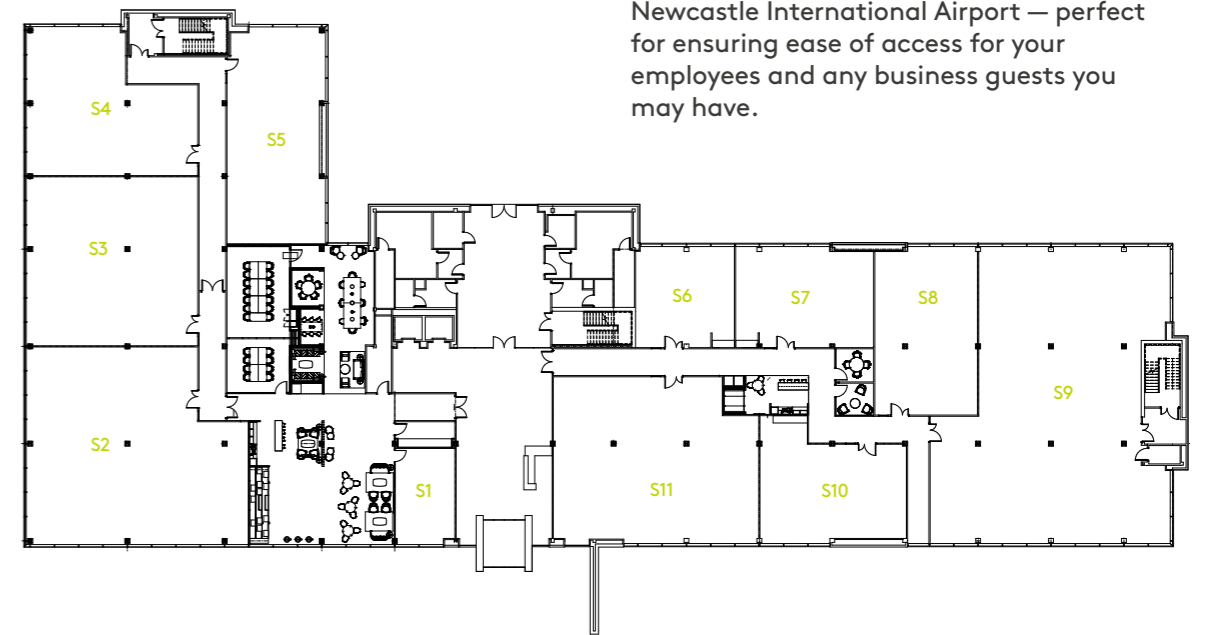
## Suites from 1,009 sq ft

Found to the north-east of Quorum Park, **Q11** offers ideal high-quality office space for small businesses.

Base your business at Q11 and you'll benefit from so much more than just high-quality office space though.

You'll also be within easy reach of Newcastle City Centre, the A1, the A19 and Newcastle International Airport — perfect for ensuring ease of access for your employees and any business guests you may have.

### Ground Floor Plan



### Specification

- BREEM rated very good
- Being built to a B Level Energy Performance Certificate
- Large glazed facades to allow for fantastic natural daylight levels
- Windows which are specially treated to reduce solar gain
- Lighting systems incorporating sensor controls
- The use of green technology through an air source heat pump for air conditioning units
- Low capacity flushing toilets which are fitted with water-saving controls
- Generous car parking as well as covered bike racks
- Shower room facilities
- A relaxing recreational area
- Collaborative work space and work pods in the ground floor break out areas with access to modern kitchen facilities
- Flexible bookable rooms which can be used for meetings, seminars, classrooms and networking
- High-speed internet connection boasting speeds of up to 1gb

### Availability

Floor/Suite	sq.ft	Availability
Ground Floor - Suite 1	400	
Ground Floor - Suite 2	3,000	
Ground Floor - Suite 3	2,112	
Ground Floor - Suite 4	1,619	
Ground Floor - Suite 5	1,500	Vacant
Ground Floor - Suite 6	737	
Ground Floor - Suite 7	1,009	
Ground Floor - Suite 8	1,254	Vacant
Ground Floor - Suite 9	4,392	Vacant
Ground Floor - Suite 10	1,136	Vacant
Ground Floor - Suite 11	2,391	Vacant
First Floor	12,994	



# Neon

## Suites from 681 sq ft

**Neon** is our newest building at Quorum Park, featuring contemporary interiors and a host of useful amenities.

Neon represents a new way of thinking at Quorum, introducing creative design and amenity while maintaining the high quality office space for which the park is known.

With a focus on delivering an environment to inspire your staff throughout their working day, Neon creates a new workplace model, allowing businesses of all sizes to mix and collaborate. As an occupier you have access to shared meeting rooms, break out hubs and open space to meet and collaborate with fellow occupiers.

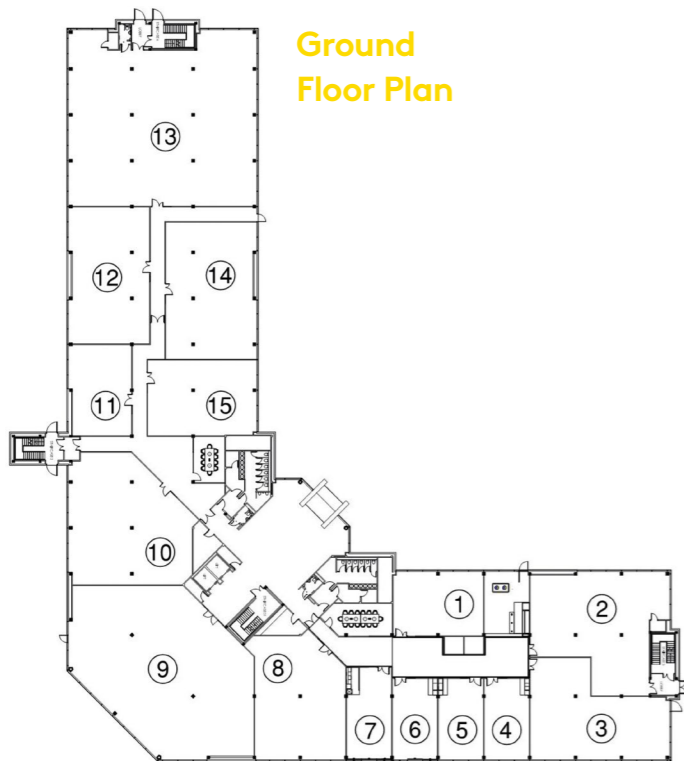
### Specification

- BREEAM rated very good
- B Level Energy Performance Certificate
- Large glazed facades to allow for fantastic natural daylight levels. Windows are specially treated to reduce solar gain
- Sensor control lighting systems
- Green technology air source heat pump air conditioning units
- Low capacity water saving toilets and shower room facilities
- Car parking and covered bike racks
- A relaxing recreational area
- Meeting facilities booked on an hourly, half/daily basis
- High-speed internet connection boasting speeds of up to 1gb

### Availability

Suite	sq.ft	Availability
1	1,081	
2	2,456	
3	2,084	
4	681	
5	681	
6	681	
7	-	
8	2,030	
9	4,730	
10	2,658	
11	1,033	
12	2,023	
13	5,846	
14	2,273	Vacant
15	1,525	
Part 1st Floor	13,699	Vacant

Ground Floor Plan



Quorum Park  
Benton Lane  
Newcastle upon Tyne  
NE12 8BU

0191 500 7787  
hub@quorumpark.com

**For leasing enquiries please contact:**



Tony Wordsworth  
0191 269 0508  
tony.wordsworth@avisonyoung.com



Greg Davison  
07977 587303  
greg.davison@savills.com

**IMPORTANT NOTICE: MISREPRESENTATION ACT AND PROPERTY MISDESCRIPTION**

1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by the agents in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither the agents nor seller(s) or lessor(s) have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct. 4. VAT: The VAT position relating to the property may change without notice. May 2020.