

Q4 QUORUM BUSINESS PARK

6,000 - 48,000 SQ FT
GRADE A OFFICE SPACE TO LET

Q4, Quorum Business Park, Benton Lane,
Newcastle Upon Tyne, NE12 8EZ



HURSTWOOD
HOLDINGS



Specification

- CAT II lighting
- Suspended ceilings
- Raised access floors
- Bream rating - Very good



4 pipe coil air-conditioning



C level EPC



Male, female & disabled toilets to each floor



Flexible sizes available



Car parking ratio 1:250sqft



Passenger lifts



Availability

Rents from £6.75 per sq ft

2nd Floor:	25,647 sqft	2,382 sqm
3rd Floor Rhs:	12,824 sqft	1,191 sqm
3rd Floor Lhs:	12,823 sqft	1,191 sqm

Total: 51,294 4,764

Space allows configuration from 6,000 sq ft

Quorum Business Park

Quorum Business Park is a well established office park with modern lightly specified buildings.

Neighbouring occupiers include:



BT Communications



British Engines



Tesco Bank



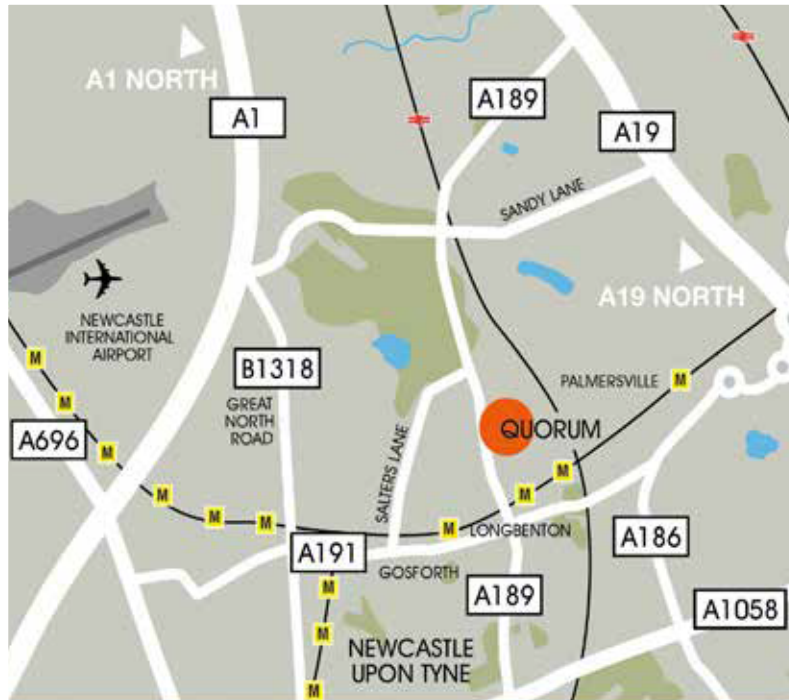
Concentrix



Sitel Group



Engie



Location

Quorum Business Park is located at Longbenton which is 4 miles to the north of Newcastle Upon Tyne City Centre, adjacent to the A188 Benton Lane and approximately 2 miles equal distance between the A1 and A19, both key road networks that provide access north/south in the region and onto the national motorway networks.

The Retail Parade offers:



Greggs



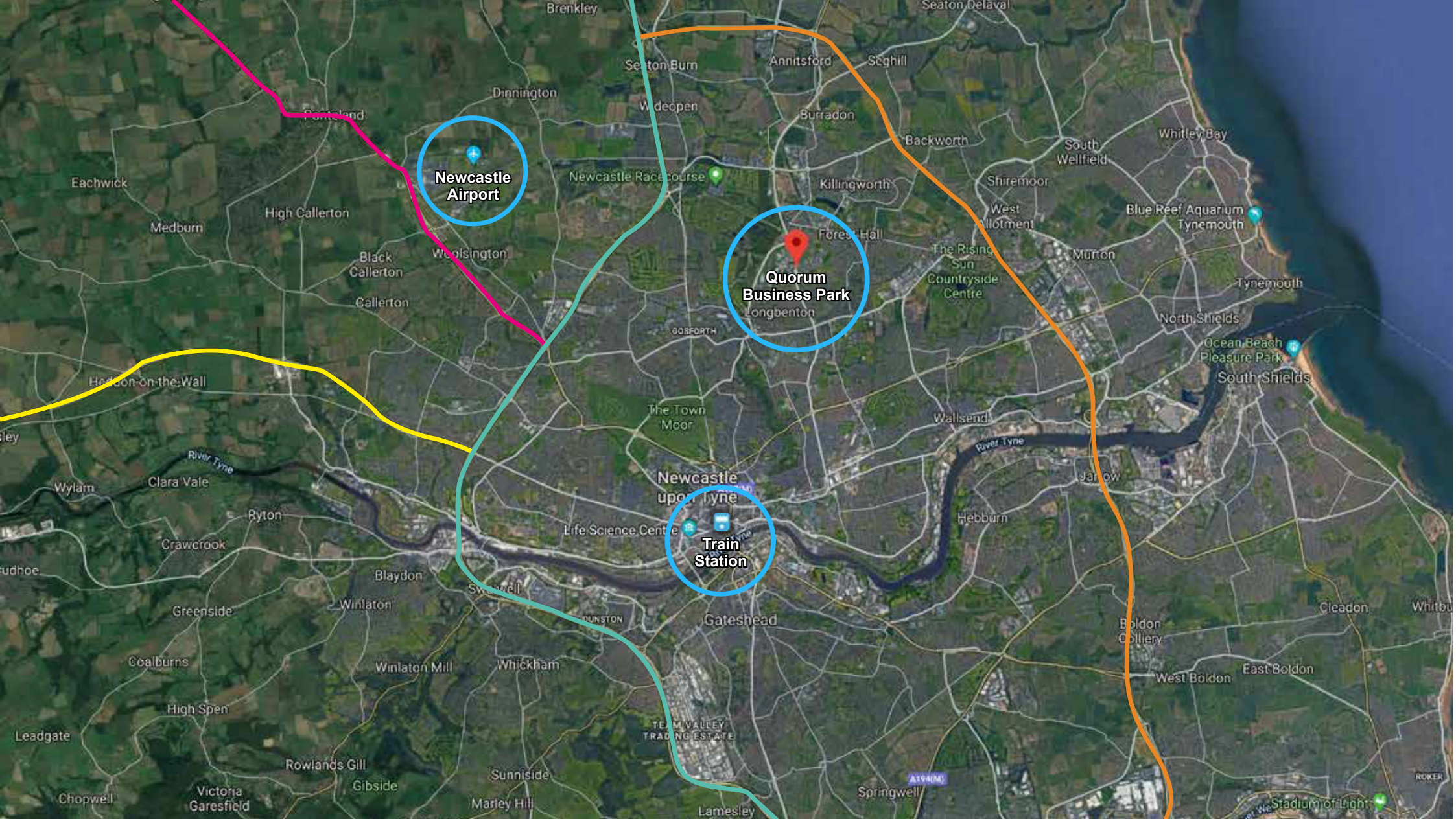
Kettle Kitchen



Pure Gym



Eat@



A69

Connects the North East
to the North West

A1

Connects London
to Scotland

A696

Links Newcastle to
Northumberland

A19

Connects the Midlands
to Newcastle



R

- Kettlebell Kitchen
- Greggs
- Eat@
- Nudo

- Q1 TDR Training LTD
- Q3 Engie
- Q5 Rosen UK
- Q6 British Engines UK

- Q8 Tesco Bank
- Q9 Greggs
- Q11 Autonomous FM LTD
- Q13 Convergys

- Q14 Balfour Beatty
- Q15 Swiftpage International LTD
- Q16 Quanta Fabricom

Tenure

New full repairing and insuring leases available on flexible terms.

Parking

A car parking ratio of 1:250sqft is available.

Fit out

Fit out can be available subject to renegotiation

Rates

Rates payable in this building total approximately £4.50 per sqft



Contact

For more information or to arrange a viewing please contact:



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