



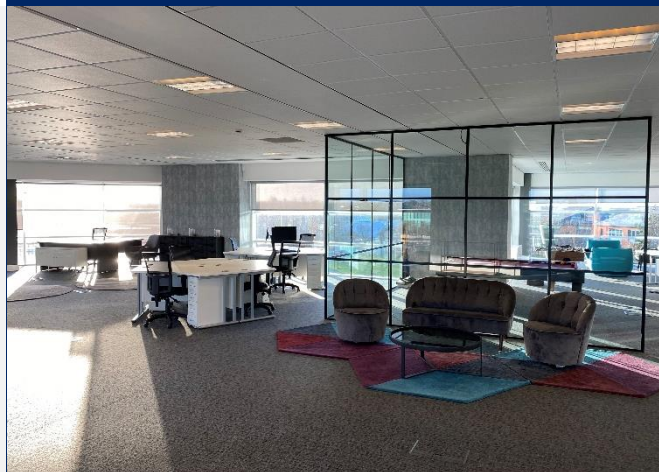
Sanderson
Weatherall

TO LET FURNISHED OFFICE



3rd Floor, Q5, Quorum Business Park, North Tyneside, NE12 8EZ

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Business Park Location

Good public transport links

22 Car parking spaces

Total Net Internal Area 6,600 sq ft

B1 planning consent

Subject to Contract

Location

Q5 is located in a prominent position on the established Quorum Business Park, which lies adjacent to Benton Lane, approximately 4 miles north east of Newcastle City Centre.

The Business Park enjoys the benefit of ease of access by public transport and road with the A19 and A1(M) both within a 3 mile radius. The Four Lane Ends bus and metro interchange is within walking distance of the property.

Occupiers on the business park include Greggs PLC, Tesco Bank, Engie and Home Group amongst others. The property is also occupied by PureGym which is a great benefit to staff wealthfare.

Description

The subject property comprises a four storey office building with heavy glazing to the front and rear elevation. The office provides balanced mix of open plan accommodation, meeting rooms and break out space, and a stunning external terrace is the highlight of the property. Internally the unit is fitted to a modern standard with the following specification

Four pipe fan coil air conditioning
Fully accessible raised floors with 200mm clear void
2.7m finished floor to ceiling height
Male, female and disabled toilets to each floor
Male and female shower room facilities

BREEAM Very Good Externally designated car parking spaces are provided.

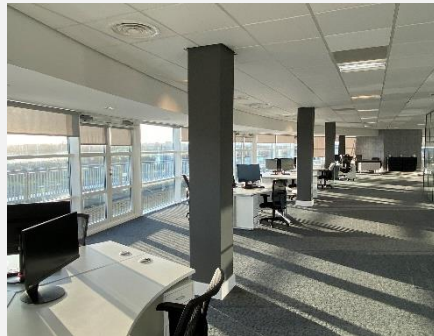
Accommodation

We understand that the accommodation provides the following approximate net internal floor areas:-

Description	Sq m	Sq ft
Third Floor	613.16	6,600

EPC

The property has an EPC rating of C.



Business Rates

With effect from 1st April 2017 we understand the property is assessed for rating purposes as follows:-

Rateable Value - £ 39,972

Interested parties should verify the accuracy of this information and rates payable with the Local Rating Authority (North Tyneside Council).

Services

We understand that all mains services are located to the site. All interested parties should make their own enquiries.

VAT

All rents quoted are deemed exclusive of VAT where chargeable.

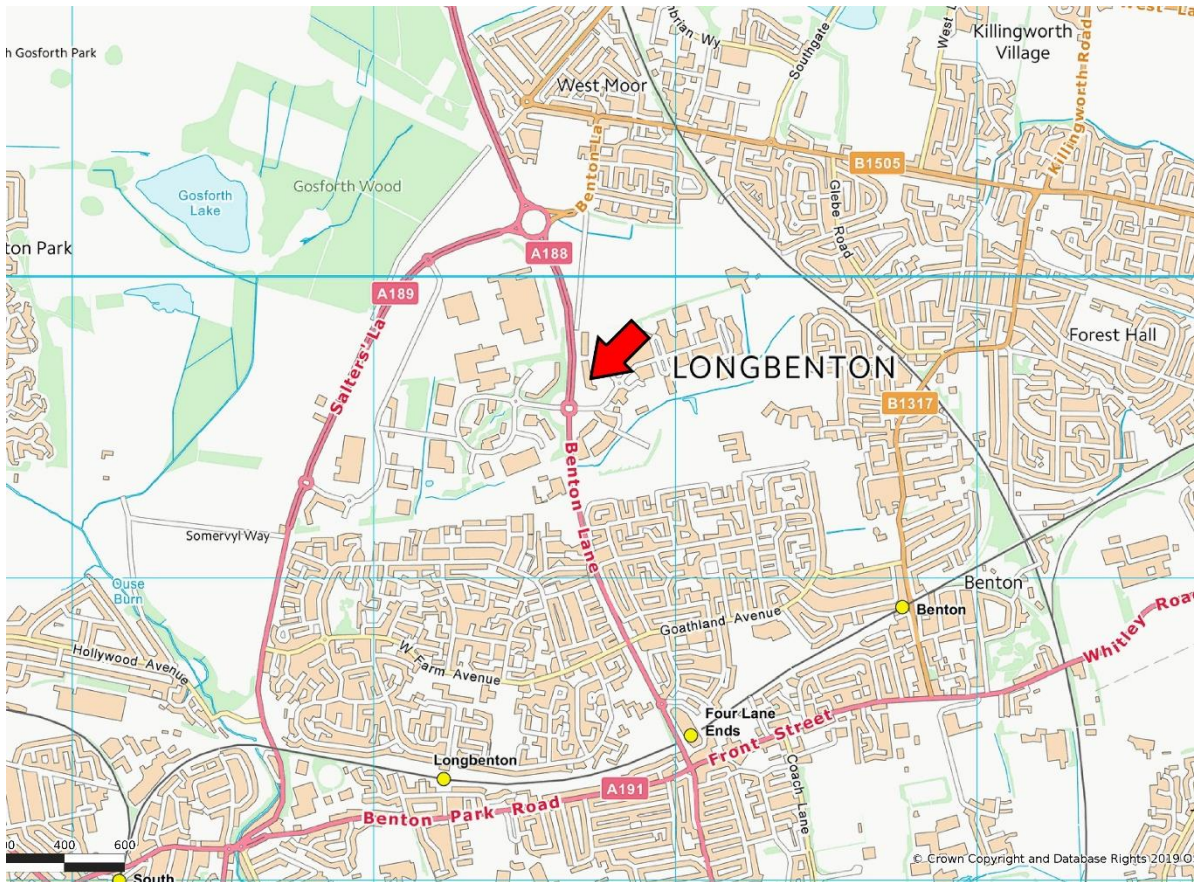
Legal Costs

Each party is to be responsible for their own legal costs incurred throughout this transaction.

Lease Terms

The premises are available by way of a sublease, assignment, or on a new full repairing and insuring lease for a rent and term to be agreed.

Full details available by contacting one of our designated surveyors.



Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of representations of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not make or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Sanderson Weatherall to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

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