



The
Better Place
to Work

Q1
QUORUM
BUSINESS PARK

Grade A offices
5,326 sq ft
to 18,754 sq ft



Accommodation

Specification

- Fully accessible raised floors with 200mm clear void
- Key dimensions – 1.5m planning module and 2.7m finished floor to ceiling height
- Prominent position at the front of the park
- Full height atrium
- Partially fitted out

| | m ² | sq ft |
|--------------|----------------|---------------|
| First Floor | 494.84 | 5,326 |
| Second Floor | 1,247.56 | 13,428 |
| Total | 1,742.4 | 18,754 |



B LEVEL EPC



MALE, FEMALE AND
DISABLED TOILETS
TO EACH FLOOR



COMFORT
COOLING



SHOWER
FACILITIES



GOOD CAR PARKING
RATIO



Quorum is one of the UK's leading business parks offering superb accommodation, amenities and landscaping.

Onsite amenities include the Kids 1st Nursery, Pure Gym, Greggs and the Eat@ café, as well as sporting facilities such as tennis courts, a seven-a-side football pitch and table tennis tables.

Our full time onsite Events Manager Laura Barber organises the 300 plus events each year. These range from the very popular summer barbeques and Christmas fairs to farmers' markets and sports leagues.

All occupiers at Quorum Business Park benefit from the Q Card scheme. The Q Card offers a variety of benefits including discounts at local restaurants, hotels, shops and entertainment venues as well as travel discounts on buses travelling to Quorum.



Occupiers on the park include:



We're Connected

Quorum is just 4 miles from Newcastle City Centre and only 5 minutes to the A1 and A19

One million people are located within a 30 minute drive time and this readily available workforce has a world-class reputation for loyalty, quality of education and cost effectiveness.



Bus

There are up to 52 buses per hour serving the park, providing quick access to the Metro and the City Centre. Quorum is served by a number of bus routes from across the area, including the dedicated Quorum Shuttle and Quorum Express bus services. Contact our travel coordinator at the Hub for more details on timetables.



Rail

Newcastle Central Station provides fast rail links to the rest of the UK, with services reaching London King's Cross in under 3 hours.



Car

Quorum is just a 10 minute drive to Newcastle City Centre and only 5 minutes to the A1 and A19.



Metro

The Metro links Quorum to destinations from across the region. Quorum's local Metro station is Four Lane Ends, an easy walk along Benton Lane or a 5 minute journey on the Quorum Shuttle Bus.



Air

Newcastle International Airport is just 6 miles from Quorum. It is served by its own Metro station providing connections to Four Lane Ends within 25 minutes.



Bike

Buildings at Quorum have plenty of facilities to cater for cyclists including showers, lockers and secure cycle parking. Information on nearby routes is available from the Commuter Centre.



Martyn Collins
martyn.collins@gavinblack.co.uk
Laura Lloyd
laura.lloyd@gavinblack.co.uk



Fergus Trim
0191 287 1149
fergus.trim@broad oak-am.uk



QUORUM HAS ITS OWN COMMUTER CENTRE MANAGED BY LAURA MCVITTIE. BASED ON-SITE AT THE HUB, LAURA HELPS NEW AND EXISTING OCCUPIERS WITH THEIR TRAVEL PLANNING NEEDS.

MISREPRESENTATION ACT Gavin Black for themselves and for the vendors or lessor of this property for whom they act, give notice that: i) These particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Gavin Black cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) Rents quoted in these particulars may be subject to VAT in addition; iv) Gavin Black will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. vi) No employee of Gavin Black has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. November 2016.