

*The*  
Better Place  
*to* Work

Q6

QUORUM  
BUSINESS PARK

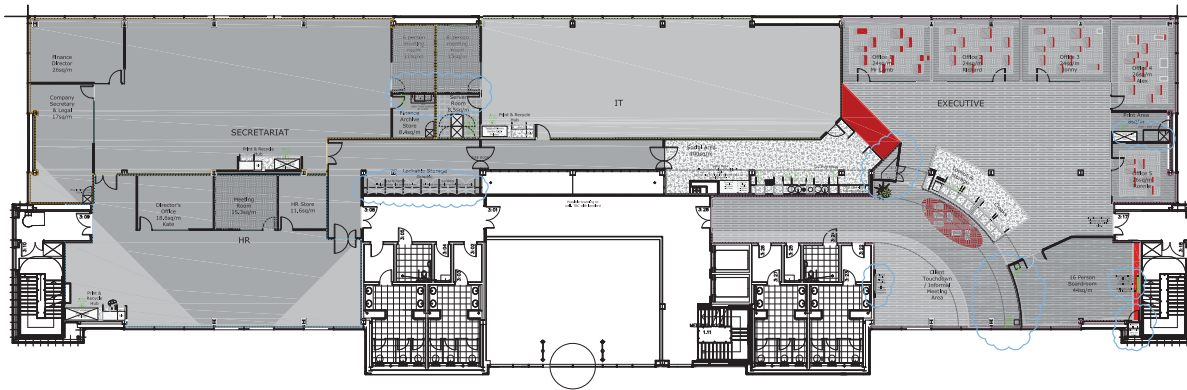
First floor Grade A offices from  
2,147sq ft (199 sq m)-  
12,748sq ft (1,184 sq m)



# Accommodation

## Specification

- Four pipe fan coil air conditioning
- Fully accessible raised floors with 200mm clear void
- Key dimensions - 1.5m planning module and 2.7m finished floor to ceiling height
- Impressive reception area



	m <sup>2</sup>	sq ft
First Floor	1,184.3	12,748

\* Available in suites from 2,147 sqft

### TERMS

Upon application.

### RATING

According to the Valuation Office Agency website the first floor has a Rateable Value of £122,000.



BREEAM VERY GOOD AND C LEVEL EPC



MALE, FEMALE AND DISABLED TOILETS TO EACH FLOOR



FOUR PIPE FAN COIL AIR CONDITIONING



SHOWER FACILITIES



BIKE RACKS



CAR PARKING UP TO 50 SPACES



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@ cafe, alongside sporting facilities such as tennis courts, a seven-a-side football pitch and table tennis tables.

Our full time onsite Events Manager Laura McGrath organizes 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.



# 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.



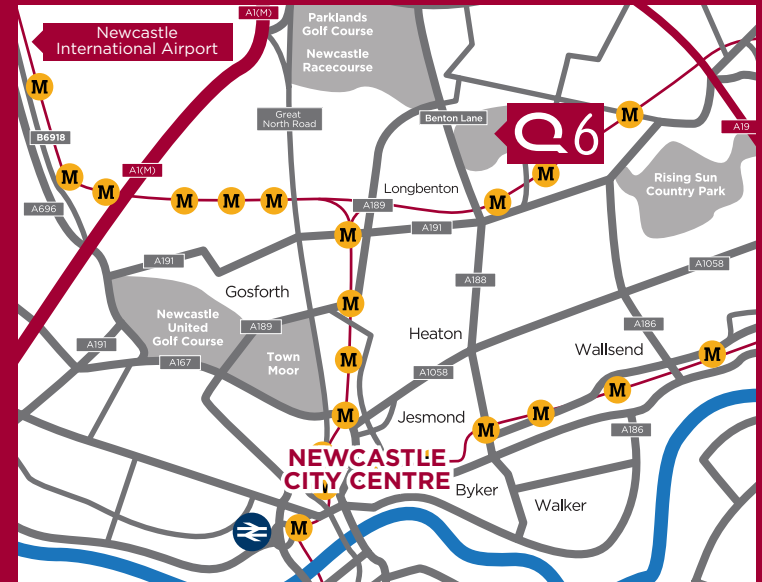
## Air

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.



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**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.**

[www.quorumbusinesspark.co.uk](http://www.quorumbusinesspark.co.uk)

Sat Nav: NE12 8EZ

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