



Exceptional quality, irresistible value.



For more information  
on Quorum or the North  
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online  
[www.quorumbusinesspark.co.uk](http://www.quorumbusinesspark.co.uk)

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# WELCOME TO THE HOME OF SERIOUS BUSINESS.

Located in the heart of the **North East** within the vibrant Newcastle conurbation, Quorum is one of the UK's leading Business Parks. Cutting edge offices deliver flexibility and one of the most cost effective financial packages in the UK.

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**QUORUM**  
BUSINESS PARK

## INVEST TO IMPRESS

Enterprise Zone benefits mean that Quorum can offer the very best deals available anywhere in the UK .

Quorum brings together flagship offices in a carefully masterplanned park to create a business destination that is perfect for your staff and your bottom line.

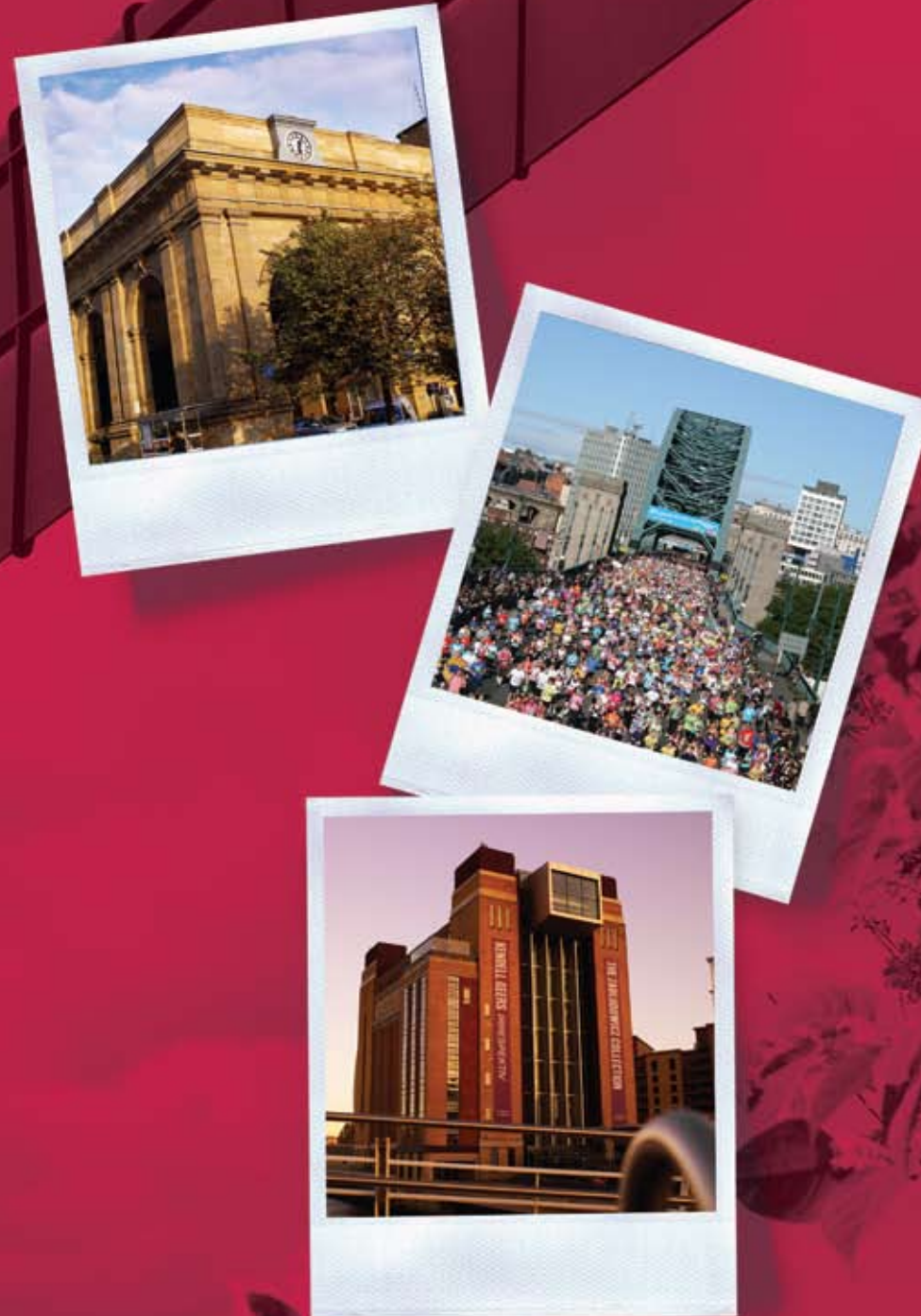
MAXIMISE YOUR BUDGET WITHOUT COMPROMISING ON QUALITY – CHOOSE QUORUM.



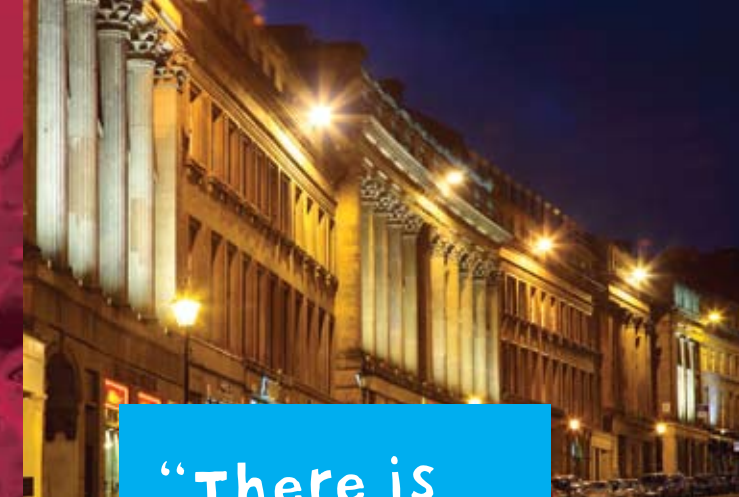


# Love the North East

Award-winning Newcastle offers the best of work and play, with everything from its cosmopolitan City Centre to its magnificent national parks and coast lines.



“Newcastle is a destination city”



“There is always something cool going on”



“All the arts and a vibrant bar and restaurant culture”







Major players such as British Airways, the AA, Santander and EDF Energy have relocated to the North East and support its position it as a serious international destination.

The important factors to any firm wishing to relocate to the area include the availability of skilled labour pool, a wide work catchment area, solid infrastructure and transport links as well as affordable accommodation to enable occupiers to deliver their products and services at a competitive price. The North East is already home to a number of companies who have seen the opportunity to take advantage of what this bustling location has to offer businesses.

**We've already moved**



# Getting here

Only 10 minute and four miles to Newcastle City Centre and with the Four Lane Ends Bus and Metro Interchange on the doorstep, Quorum is the business park with the better connections.

The dedicated Quorum bus will provide a constant 15 minutes shuttle service between the Park and Four Lane Ends.

Quorum's very own on site Transport Coordinator at The Hub works with occupiers to provide Green Travel Plans and bespoke travel solutions for occupiers.



By Car



By Train



By Metro



By Bike



By Bus



By Air



## Travel times

### Car

For those travelling by road, Quorum is just 10 minutes to Newcastle City Centre and only 5 minutes to the A1.

### Train

Newcastle central serves London Kings Cross in under three hours.

### Air

Newcastle International Airport is just 6 miles from Quorum Business Park and is served by own Metro station. Get there in 12 minutes.

### Metro

Quorum is located two minutes to Four Lane Ends Interchange - enjoy a short 15 minute walk or hop on the dedicated bus service to get there. The Metro provides frequent connections to the City Centre, Newcastle Station and Airport.

### Bike

There is plenty of secure cycle storage at the park and information on nearby cycle routes is available from the Hub.

### Bus

Quorum is well serviced by a number of bus routes from across the area, including the dedicated Quorum bus link – contact our travel co-ordinator at the Hub for more details on timetables.

It's quick & easy



Map provided courtesy of NewcastleGateshead Initiative



# Key

- A Retail
- B Hub
- C Hotel
- D Tennis / five a side
- E Boules
- F Nursery





# 10 reasons to choose Quorum

1

*Quorum's Quality: 900,000 sq ft of first class new air conditioned offices providing generous floor plates and excellent natural light and all set on an attractive landscaped environment.*

2

*Quorum's Central Location: Only four miles from the heart of Newcastle's City Centre and 5 minutes drive from the A1 (M) but with room to breathe and grow.*

3

*Quorum's Public Transport: There is a dedicated shuttle bus running continuously between 7.00 am and 7.00 pm to Four Lane Ends bus and metro interchange, taking just four minutes. By Metro, central Newcastle is only 12 minutes away.*

4

*Quorum's Value: The rent, financial and lease packages available at Quorum are outstandingly competitive by any standards across the UK.*

5

*Quorum's International Connections: Newcastle Airport, 15 minutes drive from Quorum, serves 15 UK (including Heathrow, Gatwick & Stansted) and 24 European and International destinations. Flights are operated by BA, Emirates, Easy Jet, Flybe, Air Lingus and Ryan Air.*

6

*Quorum's Green Credentials: Quorum is one of the very few office parks that meets today's stringent environmental standards. Designed to BREAM Excellent and Very Good, the buildings also offer 8 level EPC Energy Ratings. For businesses and staff alike, Quorum is the genuinely sustainable option.*

7

*Quorum's Lifestyle: At Quorum we have an Occupier Centre offering pool bikes, events organisation and social and sports activities for all those on the park. There is also the Q Card scheme providing discounts at local restaurants and retailers.*

9

*Quorum's own 'High Street': A hotel, gym, nursery, restaurant and retail parade of coffee shop, newsagent and bakery/sandwich shop will all be on the doorstep on the park.*

8

*Quorum's Work Hard/Play Hard: It's all here in one place at Quorum, a great working environment and a selection of sports facilities on the park including football, tennis, boules as well as BBQ and garden areas for quiet relaxation.*

10

*Quorum's Total Package: Quorum is the unbeatable solution for value, quality, connectivity, facilities, sustainability and work/life balance.*

## Quorum Ethos

At Quorum, it's not just about the office buildings – it's about creating a business community and a lifestyle for occupiers that enhances their working day.

We're proud of our park and are committed to delivering a workplace that bring together spectacular, high specification office buildings, well thought out landscaping and facilities for your convenience.







# Ultimate flexibility

From one desk to a thousand, including the largest available office floorplate in Newcastle. Q8 has 33,000 sq ft floorplates, over three quarters of an acre on a single floor.







# Meet the neighbours

You'll be in good company at Quorum. Our business park is already home to the corporate headquarters of leading pharmaceutical company Aesica, the European Headquarters of OSG - one of the World's second largest shipping companies as well as offices for IBM, National Grid, HM Revenue & Customs and Convergys.

Also located on site is the MWB Business Exchange located in building Q16, providing flexible serviced office accommodation while Kids First nurseries offer an on-site crèche facility at Quorum for your childcare needs.

Join these occupiers by making a calculated move to Quorum Business Park.



24/7 security keeps a watchful eye on the park from the security gate house.

The Hub provides management services, a commuter centre and organizes occupier events such as tenant bbq's, tennis leagues and cycle to work days.







## Top five demographic facts

- With 28% of the workforce in finance, business and administration together with average earnings 12% below the average for England and Wales and 72,000 University students in Tyne & Wear Quorum delivers a first class business solution
- Two World class Universities in Newcastle are complimented by the Universities of Durham and Sunderland and together with the award winning colleges within Tyneside there is a first class availability of high quality graduates and students



## The North East is the fastest growing economy in the UK

One million people are located within a 30 minute drive time, this readily available bank of workers have a world class reputation for loyalty, quality of employment pool and cost effectiveness.

- Newcastle, North Tyneside and Northumberland offer a wide variety of quality housing and lifestyle options from period properties to country and contemporary, from City Centre to idyllic village to sea view and all with the benefit of prices 26% below the average for England and Wales
- From The Sage to The Baltic and Eldon Square to the MetroCentre Tyneside has some of Europe's finest cultural, retail and leisure offers.
- Within a Government assisted area for eligible companies there are a range of Government and Public Sector financial assistance available

*Passionate people. Passionate places.*



**one**  
NORTH EAST



# Your office

Best in class offices with Excellent and Very Good BREEAM ratings, from one desk to one thousand, Quorum has the flexible solution to suit all.

Quorum offers the following standard throughout:

**Air Conditioning**  
VRF Air Conditioning system with individual fan coil units and BMS

**Raised Access Floors**  
Fully accessible raised floors with 210mm clear void

**Lighting**  
350-500 lux (LG3/LG7) lighting standard, controlled by wall switches and PIR control Lifts

**Passenger lifts complying with BCO standards**

**Critical Dimensions**  
1.5m planning module  
2.7m finished floor to ceiling height

**Security**  
CCTV  
24 hour security

**Facilities**  
Male, Female and Disabled toilets to each floor  
Shower room facility to each floor



BUILDING	SQ FT	SQ M	CAR PARK SPACE
Q1	40,047	3,720	153
Q3	26,370	2,450	86
Q4	23,585	2,191	84
Q5	60,065	5,580	184
Q6	50,361	4,679	174
Q8	100,353	9,323	236
Q9	30,742	2,856	100
Q10	103,256	9,593	324
Q11	78,930	7,333	250
Q12	90,879	8,443	300
Q13	50,664	4,707	166
Q14	40,201	3,735	132
Q15	30,622	2,845	100



# The greener park

At Quorum we are creating a truly sustainable working environment.

The new phase of buildings will be built to a BREEAM Excellent standard. This is the first time this has been achieved in North Newcastle and something we are very proud of. The other buildings on the park are all BREEAM Very Good.

The buildings are built to a B level Energy Performance Certificate which means their energy efficiency is judged to be well above the Government Benchmark for newly built buildings.

The air conditioning system uses a new greener technology air source heat pump which captures 70% of energy through a heat recovery system. The heat pump also captures heat from surrounding fresh air which saves energy, even on colder days. This system results in a 27% saving in carbon emissions when compared to a standard specification office building meeting Part L standards.

The buildings are highly insulated and efficiently sealed to prevent heat loss. An air test score of 3.92 compares to an industry standard of 10 showing how the building reduces heat loss and energy waste.

The windows are specially treated to reduce solar gain. This reduces the heat coming into the building during the summer & winter months which in effect reduces the energy consumption.

The lighting system is designed to incorporate PIR sensors and day light sensors on a zone by zone basis to avoid lights being left on unnecessarily.

The toilets are fitted with water saving controls and energy efficient Dyson Airblade hand dryers.

The buildings have covered bike racks and showers to encourage cycle use. Our full time Commuter Centre manager provides information and organises regular events to promote Metro, bus and cycle use.

500 new trees being planted on the site will considerably help to offset the carbon footprint.

The Park wide recycling scheme collects waste in different bins to reduce landfill.

Even the dedicated Quorum bus has a low emission Euro 5 engine.



## It feels great to be green

Quorum combines quality, accessibility, sustainability and some of the best deal available in the UK to create a vibrant new international business community, located just minutes from Newcastle city centre. Quorum is the calculated move.





