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QUEENS PARK  
**WELCOMES YOU**



Set within attractive landscaped surroundings, Queens Park provides BREEAM 'Excellent', air conditioned offices with an impressive reception and flexibility to offer a range of office suites.

Queens Park is home to an impressive range of occupiers including **Hope Construction Materials, Turbo Power Systems, Schneider Electric, Calder Industrial Materials** and **UK Land Estates**.



## A TRULY GREAT BUSINESS LOCATION

Queens Park is superbly located at the north end of Team Valley, the North East's premier business location with direct access to 2 junctions of the A1 and excellent public transport links throughout the region.

Team Valley is the North East's biggest mixed use business park with over 700 businesses employing almost 20,000 people. The retail and leisure provision in Team Valley is excellent, including Sainsbury's, Gymetc Gymnasium, Premier Inn, O'Briens, Greggs and an array of cafes and sandwich shops. Team Valley Retail World is one of the largest retail parks in the region with occupiers such as Next, Boots, PC World, Currys, TK Maxx, Homebase, Mothercare, M & S Simply Food, Asda Living, Hobbycraft and several other high street names.





## OUTSTANDING SPECIFICATION

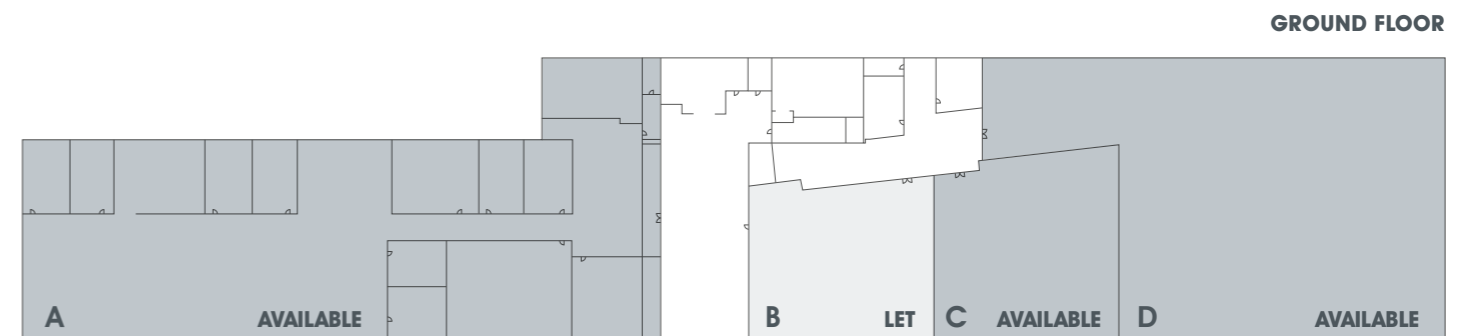
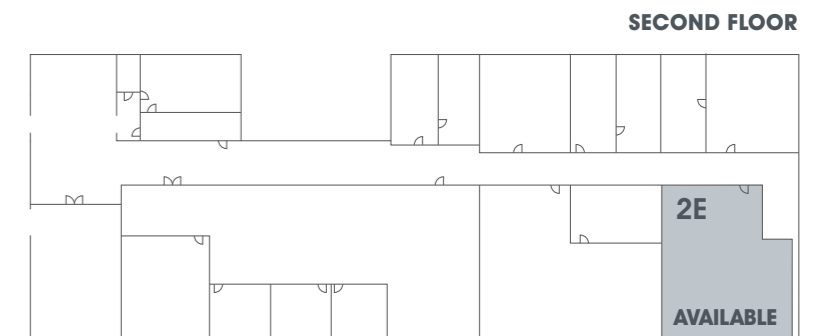


GROUND FLOOR		
Suite	sq. ft	sq. m
A	5,705	530
B	LET 1,521	LET 122.72
C	1,521	141.30
D	4,729	439.33
SECOND FLOOR		
Suite	sq. ft	sq. m
2E	855	79.43

**SCHEDULE OF AREA**



Queens Park has been designed with great attention to detail in order to provide light, contemporary office space with the modern occupier in mind.



# QUEENS PARK

TEAM VALLEY, GATESHEAD NE11 0QD

**THE AREA**

Transport Links	Time
A1 Motorway	2 mins
Central Railway	7 mins
Airport	15 mins

Amenities	Time
Sainsburys	3 mins
Retail World	3 mins
Metrocentre	5 mins
City Centre	7 mins

Map labels: River Tyne, A695, A184, To Airport & The North, **QUEENS PARK**, Saltwell Park, Saltwell Rd., Durham Rd., A1 Western Bypass, To Consett, Retail World, Sainsbury's, Washington & The South.

**THE REGION**

Map labels: To The North, Newcastle, A19, A696, A1, To Hexham, A69, A189, A105, A184, **QUEENS PARK**, GATESHEAD, A1, To The South, 65.



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