

REFURBISHED SUITES



BRAND NEW RECEPTION



**Q4 | Quorum Business Park, Longbenton, Newcastle,
NE128EZ**

Grade A Office Space available at Quorum Business Park. Quarter, Half, and Whole floor plates available with fit-out included.

| | |
|----------------|--|
| Tenure | To Let |
| Available Size | 12,000 to 72,000 sq ft / 1,114.84 to 6,689.02 sq m |
| Rent | £7 per sq ft |
| Business Rates | Upon Enquiry |
| EPC Rating | Upon enquiry |

Key Points

- > Suspended ceilings
- > Bream rating - Very good
- > Flexible sizes available
- > Raised access floors
- > 4 pipe coil air-conditioning

Description

The property comprises a detached modern office building constructed in 2004 of steel-framed construction with part brick, part glazed elevations under a shallow pitched insulated composite sheet roof.

The accommodation is arranged over ground and three upper floors, the accommodation is open plan and allows space from 12,000 -48,634sqft.

Car parking spaces are provided at a ratio of 1 per 250sqft.

Accommodation

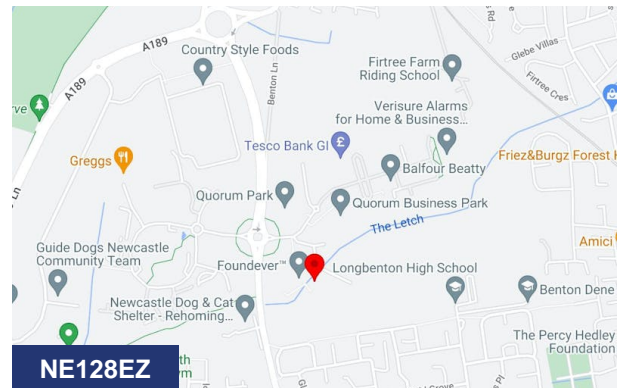
| Floor/Unit | Description | Building Type | Size |
|------------|--------------|---------------|--------------|
| Ground | Ground Floor | Office | 23,354 sq ft |
| 2nd | 2nd Floor | Office | 24,317 sq ft |
| 3rd | Half | Office | 12,000 sq ft |
| 3rd | Half | Office | 12,000 sq ft |

Transport

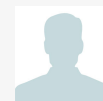
Quorum is served by numerous public transport modes. There is a dedicated bus service which runs between Quorum BP and Four Lane Ends metro station.

Four Lane Ends metro station links to Newcastle Central Station, Newcastle International Airport and access to the wider National Rail Network.

Newcastle International Airport is located approximately 15 minutes drive from Quorum and can be access via public transport within 25 mins.



Viewing & Further Information



Constantine Thanopoulos
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

