

Q16

QUORUM BUSINESS PARK

NORTH TYNESIDE NE12 8BX

FLEXIBLE SPACE FROM
1 desk to 10,000 sq ft



Q16

QUORUM BUSINESS PARK

LOCATION

Q16 is strategically located at Quorum Business Park which lies approximately 4 miles north of Newcastle City Centre.

The area is well connected by the following means:



Car

Quorum is located 4 miles north of Newcastle City Centre with convenient access to both the A1(M) and A19.



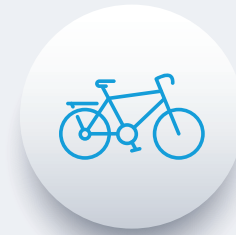
Bus

The business park benefits from up to 52 buses per hour providing convenient access to Newcastle City Centre and the North East Metro line.



Rail

Newcastle Central Station offers access to the East Coast Main Line and the wider national rail network.



Bike

Q16 encourages cycling to and from the business park by offering on-site bicycle and shower facilities.



Metro

Located approximately 5 minutes' walk south of the business park, Four Lane Ends Metro Station links Quorum to 60 stations throughout the North East.



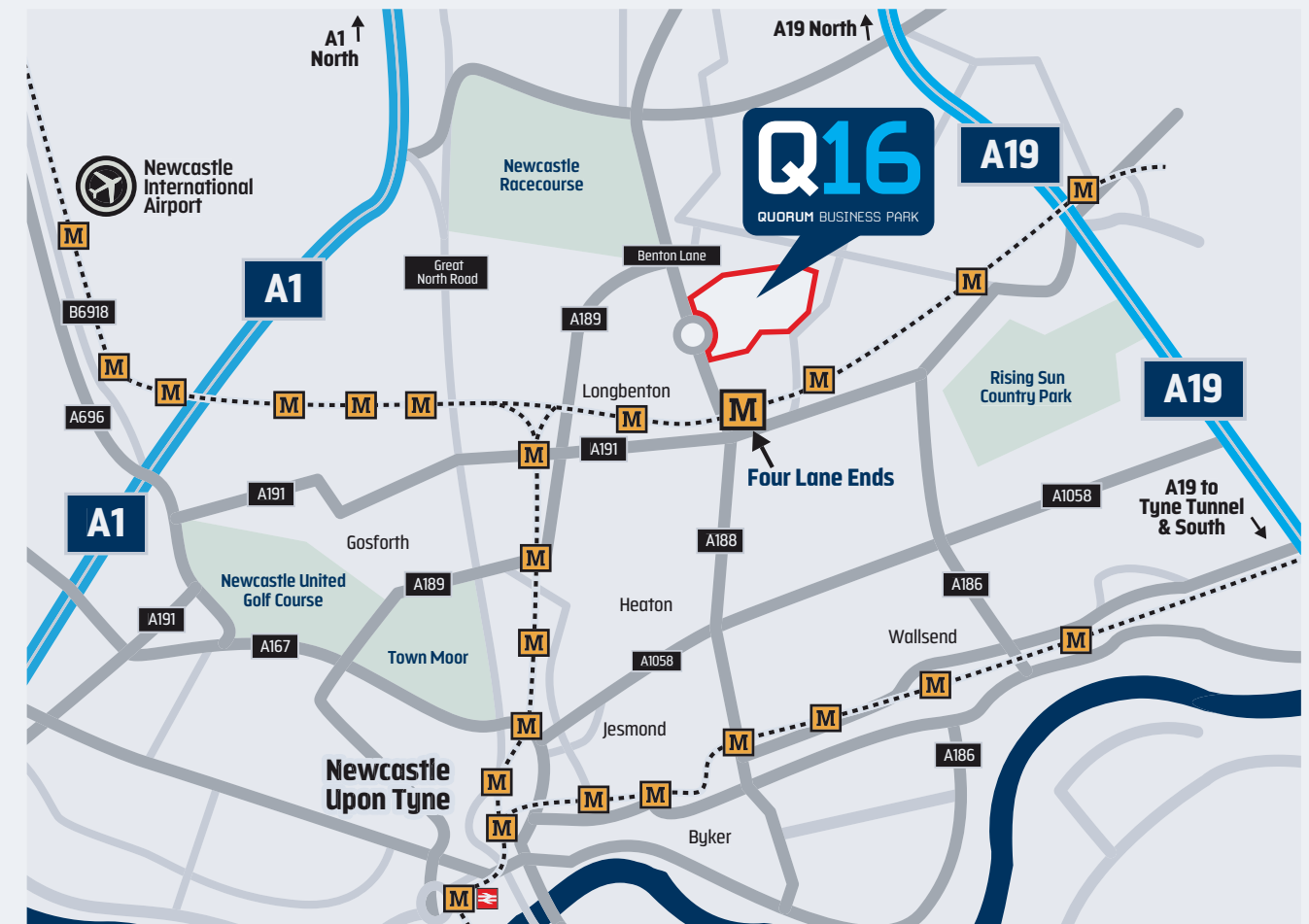
Air

Newcastle International Airport is located 6 miles north west of Quorum Business Park.



The business park benefits from a high level of on-site amenities and facilities with Greggs and Eat@ providing on-site refreshments for occupiers. The park also includes added benefits such as Quorum Sports Club comprising a 7-a-side

football pitch, three tennis courts and a netball court. Wellbeing is at the heart of Quorum Business Parks' ethos with various events hosted throughout the year providing an opportunity for occupiers within the park to collaborate.



Q16

QUORUM BUSINESS PARK

SPECIFICATION

The building boasts an impressive double height reception area with large open plan floorplates to each floor. The specification of the building includes:

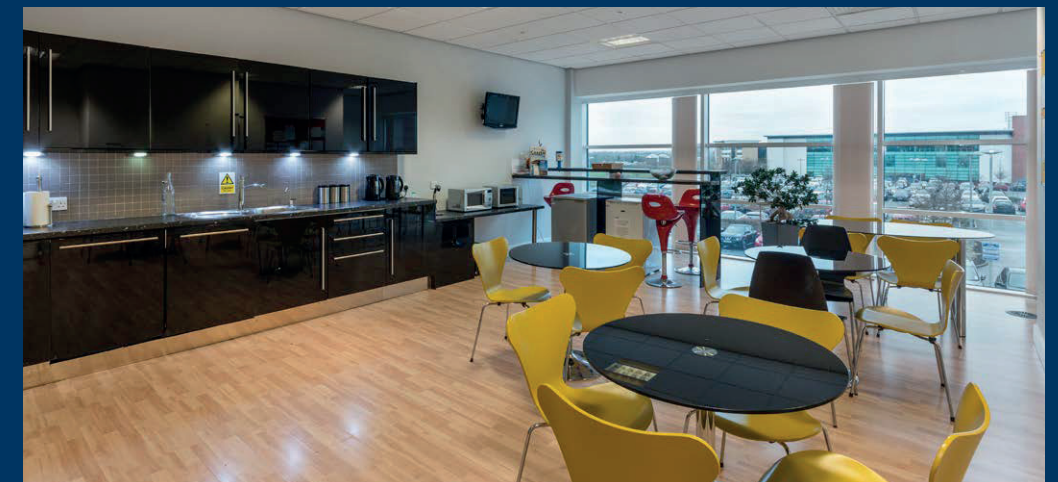
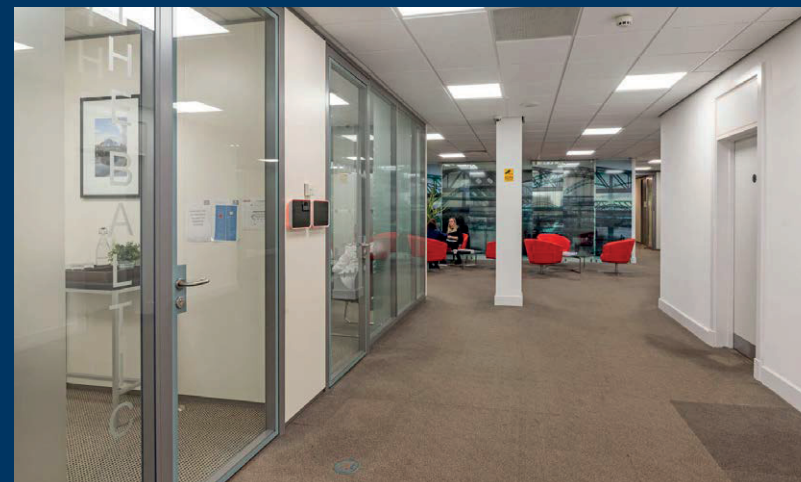
- Four pipe fan coil air conditioning system
- 3m finished floor to ceiling height
- Fully accessible raised floors with 450 mm void
- Expansive double-glazed windows
- Male, female and disabled WC facilities on each floor
- On site shower facilities
- 1 x 8 person, high specification lift
- 90 dedicated on-site parking spaces at a ratio of 1 space per 350 sq ft





ACCOMMODATION

| FLOOR | SQ M | SQ FT |
|-------|------|--------|
| FIRST | 929 | 10,000 |
| TOTAL | 929 | 10,000 |



SPACE AVAILABLE FROM 1 desk to 10,000 sq ft
Serviced office and 'plug and play' options available

Q16

QUORUM BUSINESS PARK

TERMS

The space is available on new lease terms on either an all-inclusive rental basis, or exclusive 'plug and play' terms.

RENT

Available upon application.

VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

RATING

Rates payable estimate: £4.45 per sq ft.

SERVICE CHARGE

Available upon application.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in this transaction.

EPC

Rating C (63).



Q16

QUORUM BUSINESS PARK

NORTH TYNESIDE NE12 8BX



CONTACT

SW

sw.co.uk

0191 261 2681

Kevin McGorie

T: 07901 710 671

E: kevin.mcgorie@sw.co.uk

James Fletcher

T: 07894 411 871

E: james.fletcher@sw.co.uk

IMPORTANT NOTICE: Every reasonable effort has been made to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the site or its value, whether written or verbal or whether or not in these particulars ("information") may be relied upon as a statement of representation or fact. (ii) Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the site is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer / lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. October 2020.