



**Quorum  
Park**

**6,000 - 72,000 SQ FT  
GRADE A OFFICE SPACE TO LET**

**Q4, Quorum Business Park, Benton Lane,  
Newcastle upon Tyne NE12 8EZ**



**HURSTWOOD  
HOLDINGS**



## Quorum Park

**Quorum Park is a leading business location in the North East, and is home to a number of established occupiers, including a selection of local, national and international businesses.**

At Quorum, it's not just about the office buildings, it's about creating a community lifestyle that enhances your working day. A great working environment coupled with a range of first-class amenities means everything is there, in one place.

# Newcastle upon Tyne



**Newcastle upon Tyne is considered one of the UK's most successful business locations.**

**The city is the economic, educational and cultural hub for the north east of England and is one of the fastest growing economies in the UK with an estimated 14,000 additional jobs set to be created over the next 12 years.**

The city is located 10 miles inland from the north east coast, approximately 280 miles north of London, 100 miles north of Leeds and 109 miles south of Edinburgh.

The North East of England is served by a wide range of rail, sea, and air links and is one of the most accessible regions within the UK.

Newcastle offers major advantages for businesses, including world-class universities, access to a labour market of over 1 million people, fantastic locations, ultra-fast broadband networks, excellent transport connections and an enviable quality of life.

Quorum Park benefits from the infrastructure of this vibrant capital of North East England, making it one of the best places in the country to live and work.

# Location

**Quorum Park is one of the leading business locations in the North East.**

Quorum Park is located at Longbenton which is 4 miles to the north of Newcastle City Centre, adjacent to the A188 Benton Lane and approximately 2 miles equal distance between the A1 and A19, both key road networks that provide access north/south in the region and onto the national motorway networks.



## 4 miles

from Newcastle city centre



## Car

8 mins drive to the A1 and A19, providing excellent access to the regions major road network



## Metro

10 mins walk to Four Lane Ends metro station which takes 12 mins to Newcastle city centre



## Cycle

surrounded by a network of cycle routes



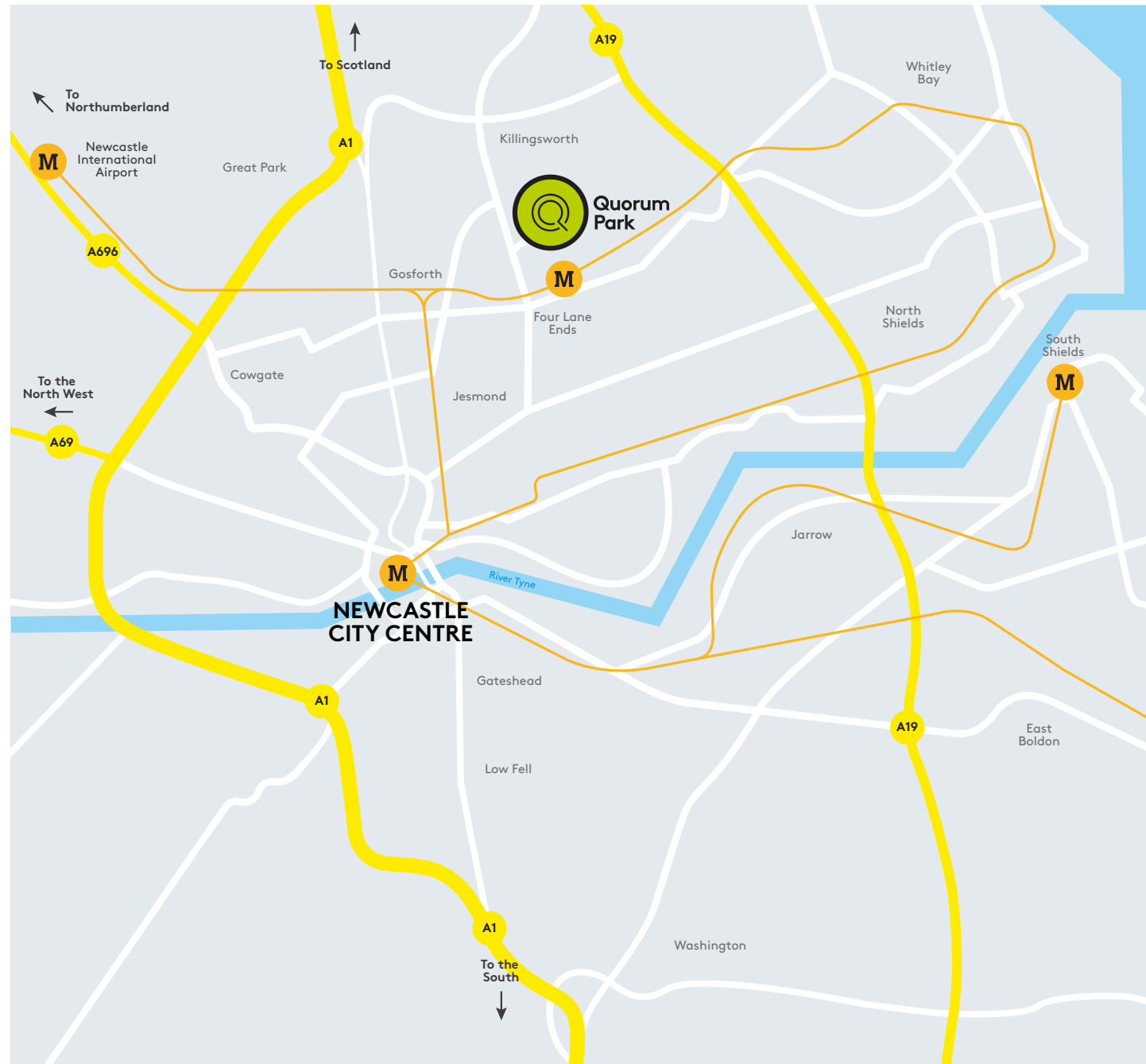
## Shuttle Bus

Quorum Business Park shuttle bus. The bus operates from 0630-1015 then 1515-1630 Monday to Friday.



## Air

15 mins drive to Newcastle International Airport, with direct links to 80 destinations



## Description












The property comprises a detached modern office building in a steelframed construction with part brick, part glazed elevations under a shallow pitched insulated composite sheet roof.

We have the ground, first and second floor available to let from 6,000 to 72,000 sq ft.

Each floor extends to 24,317 sq ft, offering the largest available floorplates on the estate. With a contiguous 2nd & 3rd floor offering c50,000 sq ft.

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

## Specification

-  High Speed Internet Connection
-  Suspended ceilings with LED panel lighting
-  Raised access floors
-  BREEM rating - Very Good
-  4 pipe coil air-conditioning
-  Refurbished male and female & disabled toilets to each floor
-  Car parking ratio 1:250 sq ft
-  Proposed Landlord works are targeting a min EPC B rating
-  Flexible sizes available
-  South facing windows treated with enhanced solar protection
-  DDA compliant passenger lifts



## Enhanced Specification

Subject to agreeable terms, the Landlord is willing to enhance the specification which could include;-

- Supplementary VRF a/c
- Low capacity flushing WCs and removal of gas fired hot water heating system, replaced with electric water heating
- EV Charge points
- On-site renewable Energy
- Additional shower and change facilities
- Enhanced solar gain treated to south facing windows
- The above works would target an EPC rating of A specification to meet higher EPC/ESG requirements. Full details available on request.

# Availability

DESCRIPTION	SQ FT	SQ M
GROUND FLOOR	23,354	2,169
FIRST FLOOR (LET)	24,317	2,259
SECOND FLOOR	24,317	2,259
THIRD FLOOR	24,317	2,259
<b>TOTAL</b>	<b>96,305</b>	<b>8,946</b>

Space allows configuration from 6,000 sq ft.

Potential to create bespoke and smaller suites.

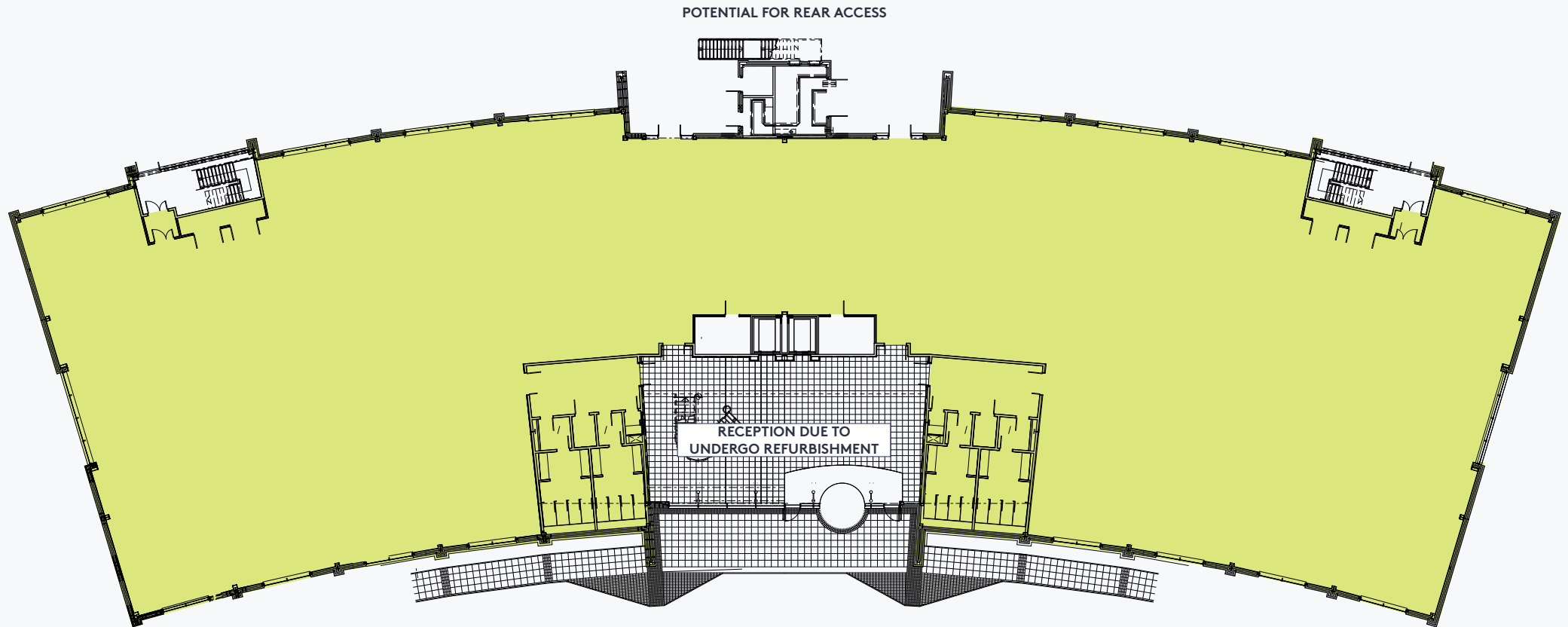


## Fit out

Fit out subject to negotiation.



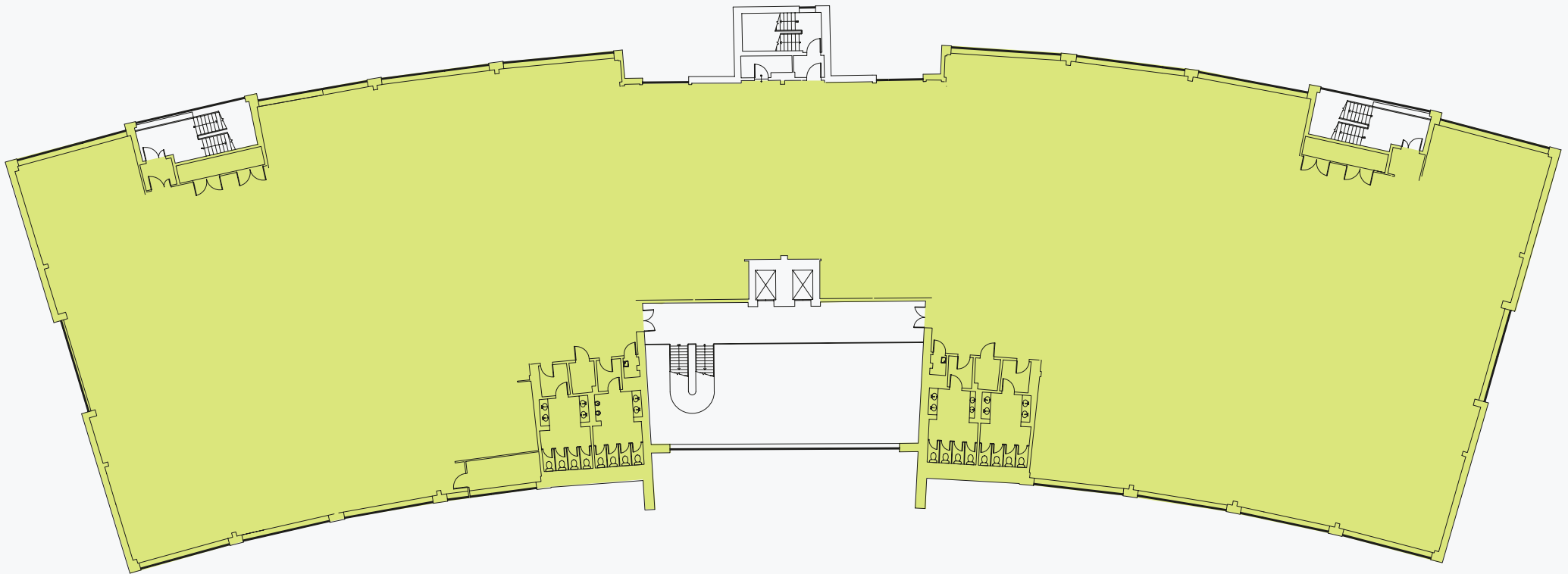
# Ground Floor



DESCRIPTION	SQ FT	SQ M
GROUND FLOOR	23,354	2,169

\* FLOOR CAPABLE OF SUB DIVISION

# Second Floor

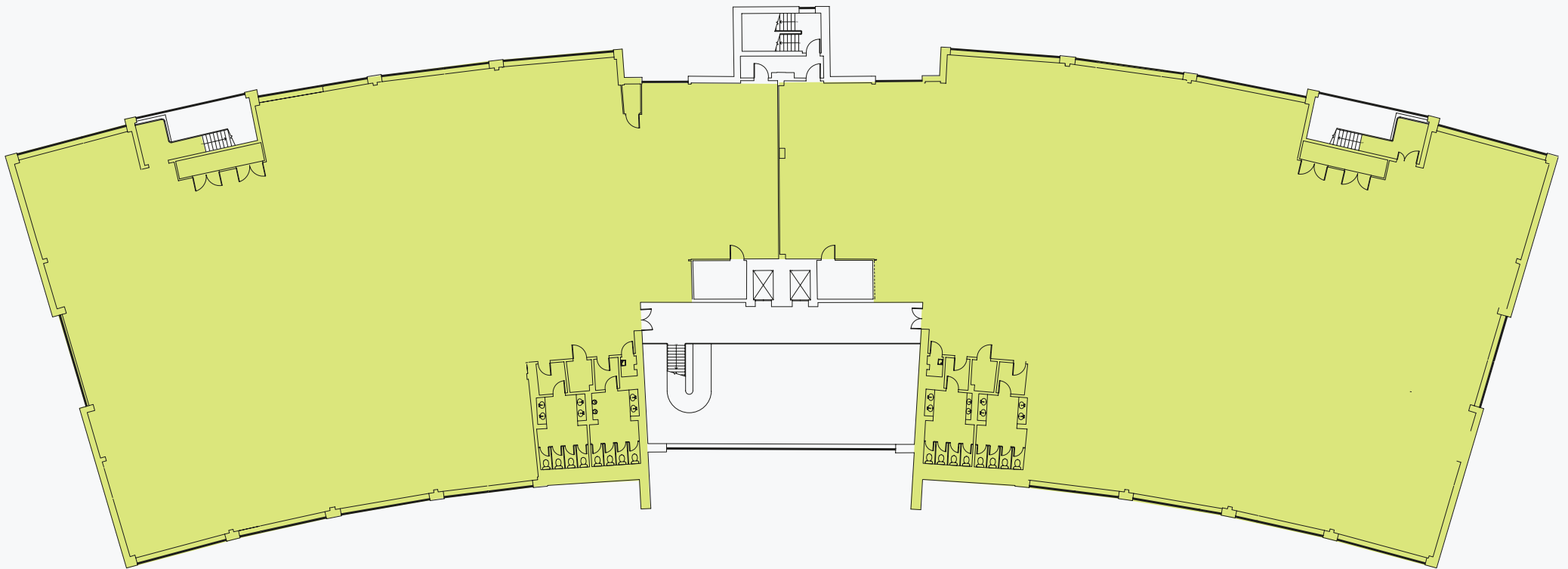


DESCRIPTION	SQ FT	SQ M
SECOND FLOOR	24,317	2,259

\* FLOOR CAPABLE OF SUB DIVISION



# Third Floor



DESCRIPTION	SQ FT	SQ M
THIRD FLOOR	24,317	2,259

\* FLOOR CAPABLE OF SUB DIVISION



**Modern  
open plan  
floorspace and  
refurbished  
reception  
area**



Indicative CGI of the new reception



### Site wide amenities include:

- Gym and sports clubs
- Creche
- Dedicated food and drink offerings, plus variable street food
- Allotment
- Shared training and workshops
- Bike hub and bike hire
- Car Valet
- Outdoor amenity space and seating
- 24 hour patrolled security

\* These form part of the wider estate and are not controlled or provided by the Landlord

# Meet the neighbours



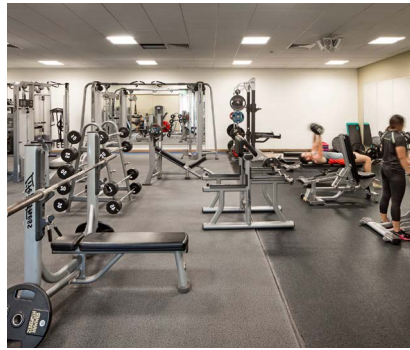
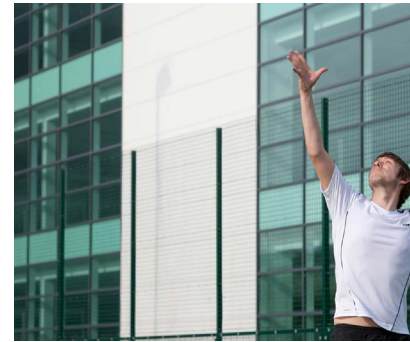
**R The Retail Parade offers:**







# Life at Quorum Park





## Parking

A car parking ratio of 1:250 sq ft is available.

# Highlights



## Tenure

The premises are immediately available by way of an internal repairing lease.



## Terms

Available on request.



## EPC

EPC rating of C.

- Modern air conditioned Grade A Office
- Largest available floors on Quorum BP
- Refurbishment program ongoing to improve the reception and energy efficiency
- Post works expected to gain EPC rating B
- One of the best parking ratio's
- On site amenity and shuttle bus
- Variable floor sizes available









**Quorum  
Park**



**HURSTWOOD  
HOLDINGS**

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