

Q6

GRADE A
GROUND
FLOOR
OFFICE
SUITE

5,865 sq ft
(544.85 sq m)

Q6 Quorum Business
Park, Benton Lane,
Newcastle upon Tyne,
NE12 8BT



PLAY

HIGH PROFILE OFFICE BUILDING

5,865 sq ft (544.85 sq m)

- Air conditioning
- Raised floors
- Ground Floor suite with fitted meeting rooms and kitchen facility
- Ground floor tenant amenities including kitchen/break out area, bookable meeting rooms and reception concierge
- Bike storage and shower facilities
- 20 car parking spaces



LOCATION

Quorum Business Park is located 4 miles from Newcastle upon Tyne city centre. The Park is served by a number of bus routes from across the area, including the dedicated Quorum Shuttle and Quorum Express. The Tyne & Wear Metro is easily accessible on foot or by the Quorum Shuttle Bus. Newcastle Central Station and Newcastle International Airport are both within easy reach of the Park.



NEWCASTLE INTERNATIONAL AIRPORT

Q6

NEWCASTLE UPON TYNE

Q6

BRUNSWICK VILLAGE

NEWCASTLE GREAT PARK

WHITLEY BAY

TYNEMOUTH

NORTH SHIELDS

SOUTH SHIELDS

TYNE DOCK

SHIREMOOR

LONGBENTON

GOSFORTH

JESMOND

HEATON

WALLSEND

HEBBURN

BLAYDON

SEGHILL

DUDLEY

SEATON BURN

WIDEOPEN

BURRADON

BACKWORTH

NEWCASTLE RACECOURSE

KILLINGWORTH

SHIREMOOR

WEST MOOR

LONGBENTON

BENTON

A19

A1

A1

A19

A69

A1

A167

A167(M)

A1

A1

A194(M)

A19

A19

A19

A19

A1

DESCRIPTION

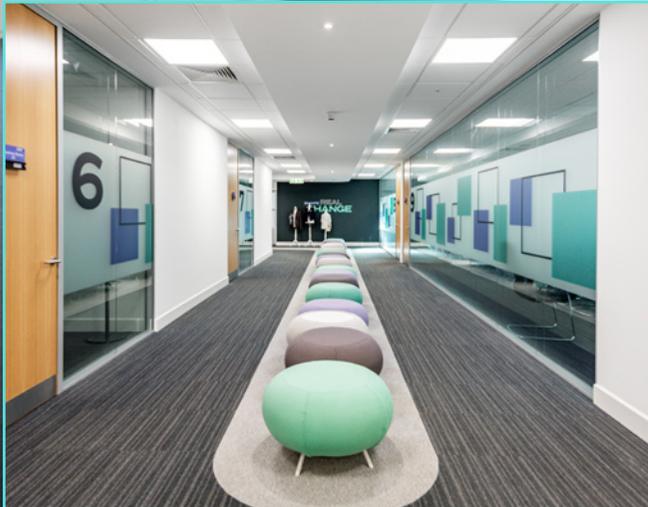
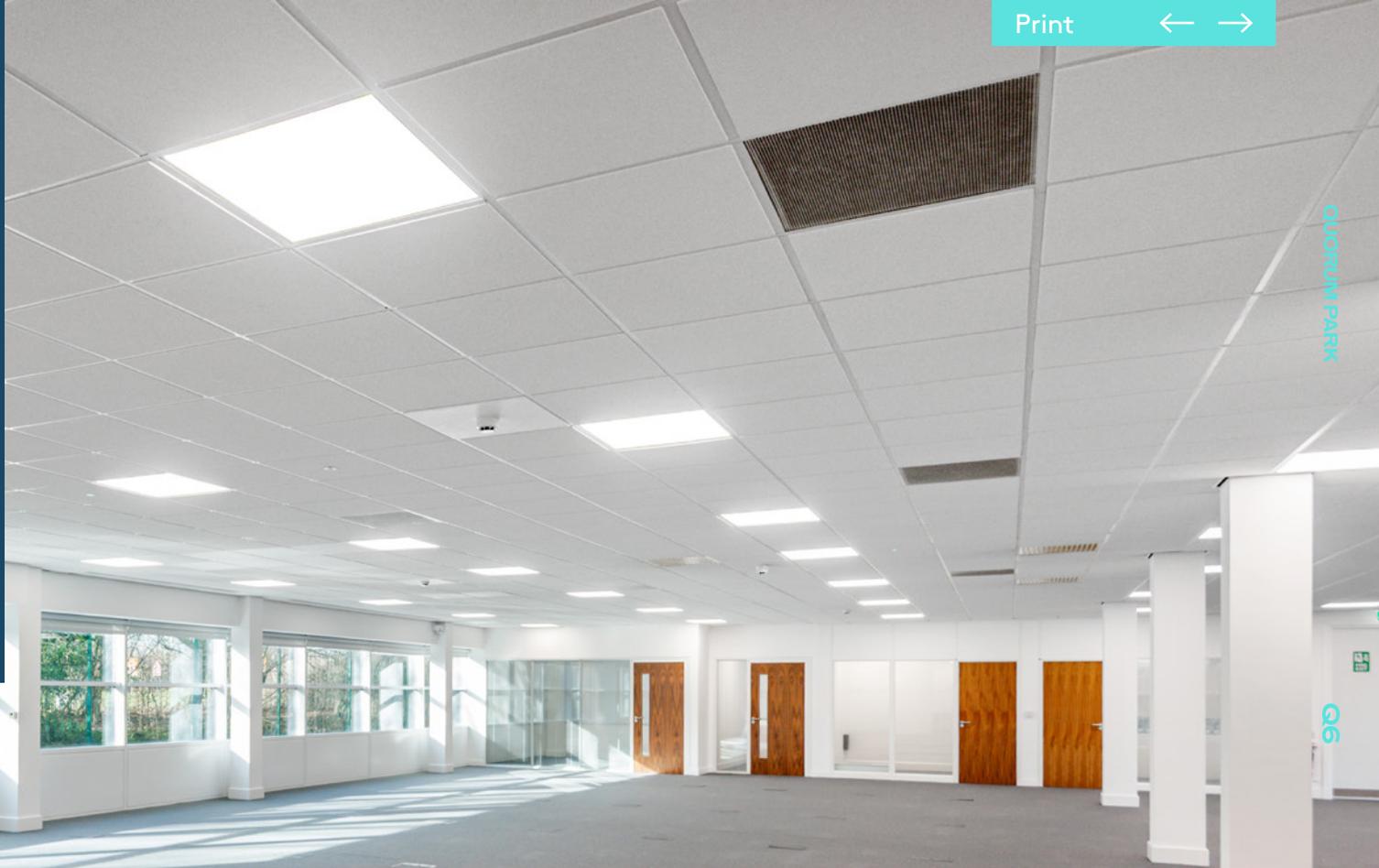
High profile office building which is situated at the front of Quorum Business Park.

ACCOMMODATION

The property has the following Net Internal Area (NIA):

	sq ft	sq m
Total	5,865	544.85

20 car spaces (1:270 sqft).



TERMS

The property is available by way of a new lease for a term by arrangement.

RENT

£14.00 Per Sq Ft

SERVICE CHARGE

On application.

EPC

The building has an EPC rating of B 50 .

RATEABLE VALUE

The rateable value is £75,500, giving rates payable of £7.12psf.

LEGAL COSTS

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

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

ANTI MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful tenant(s).

CONTACT

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