



Lightbox



Building Specification

Space available 11,465 sq ft

Found to the north-east of the park, space at the Lightbox boasts high-quality finishes and gives occupants full access to the excellent amenities of our award-winning park.

Base your business at Lightbox and you'll benefit from so much more than just high-quality office space though.

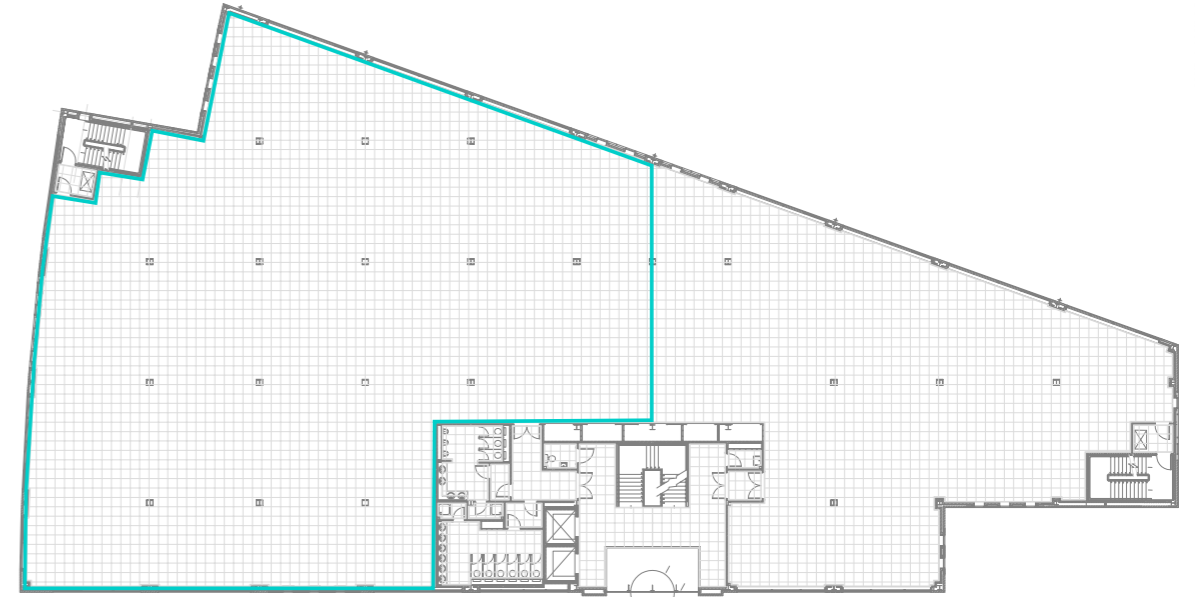
You'll also be within easy reach of Newcastle City Centre, the A1, the A19 and Newcastle International Airport — perfect for ensuring ease of access for your employees and any business guests you may have.

Plus, whether your business is big or small, you'll be sharing a business site with well-known reputable neighbours such as Balfour Beatty, Greggs, Home Group Contact Centre, Swiftpage and Tesco Bank.

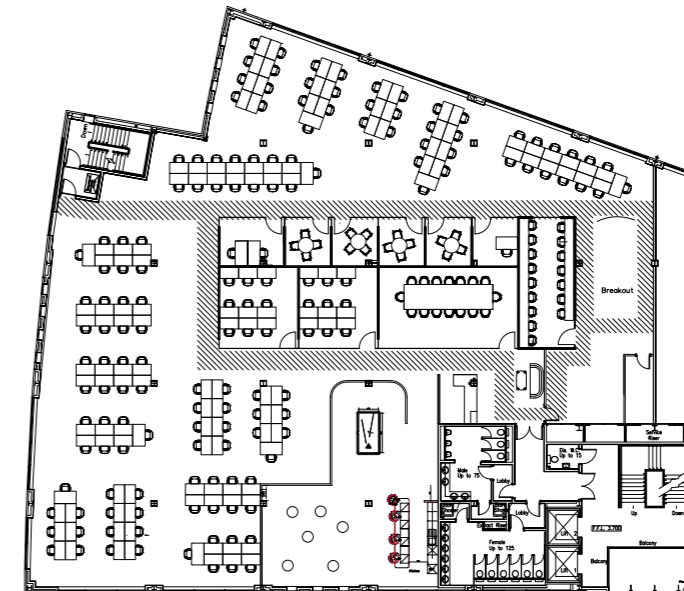
Specification

- Fully fitted out space
- Energy-efficient and economic building running costs
- Built to a B Level Energy Performance Certificate
- Large glazed facades to allow for fantastic natural daylight levels
- Windows which are specially treated to reduce solar gain
- Lighting systems incorporating sensor controls
- The use of green technology through an air source heat pump for air conditioning units
- Low capacity flushing toilets which are fitted with water-saving controls
- Generous car parking as well as covered bike racks
- Shower room facilities
- A relaxing recreational area
- High-speed internet connection boasting speeds of up to 1gb

Floor Plan



Space Plan



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Benton Lane
Newcastle upon Tyne
NE12 8BU

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