

Q16

QUORUM BUSINESS PARK

NORTH TYNESIDE NE12 8EZ

SUITES FROM

464.5 sq m (5,000 sq ft) to 1,951 sq m (21,000 sq ft)



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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.



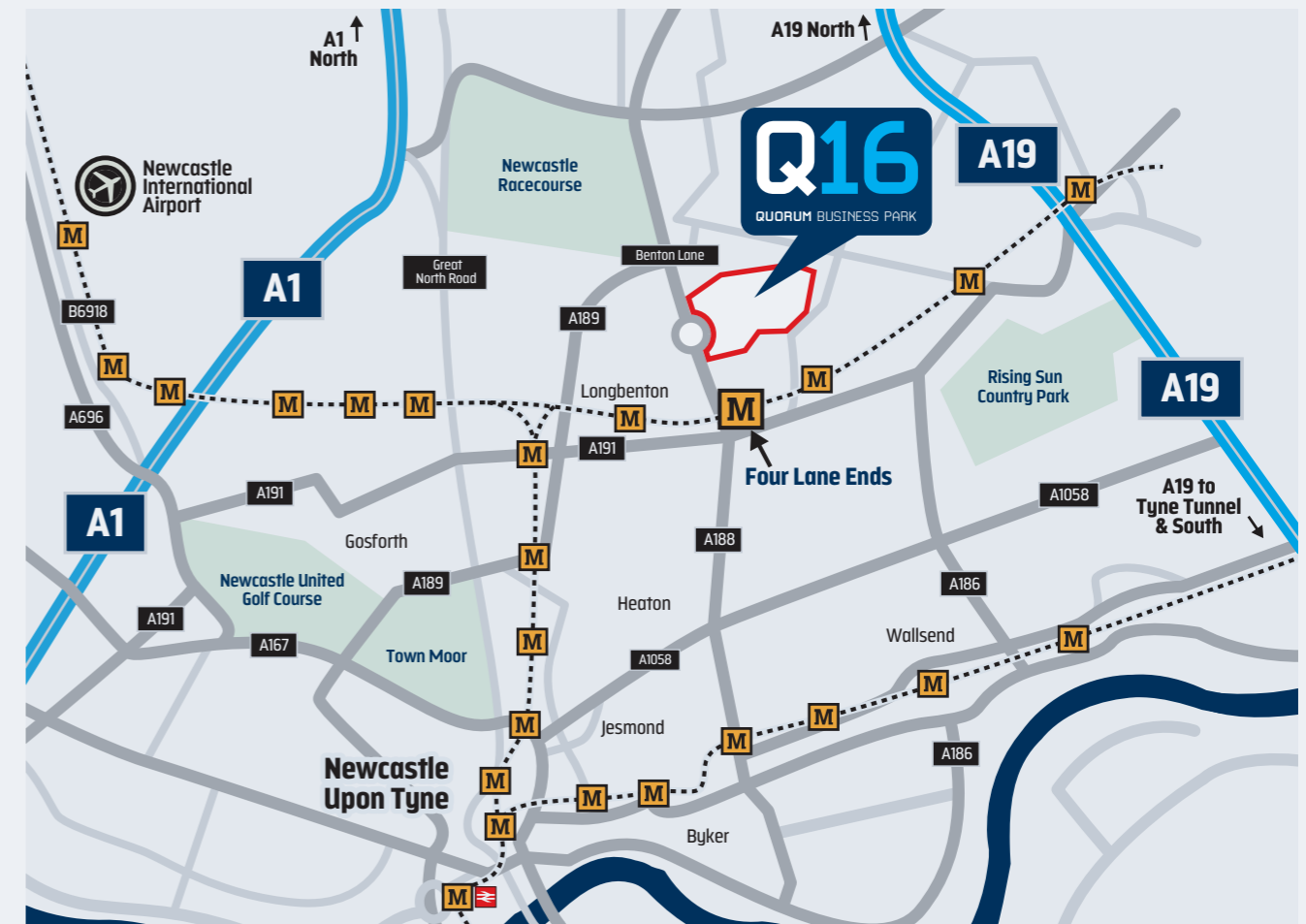
Air

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.



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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	975.5	10,500
SECOND	975.5	10,500
TOTAL	1,951	21,000



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TERMS

The accommodation is available as a whole or in part by way of a new Effective Full Repairing and Insuring lease.

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

A new EPC has been commissioned and will be made available to all interested parties.



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CONTACT

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