

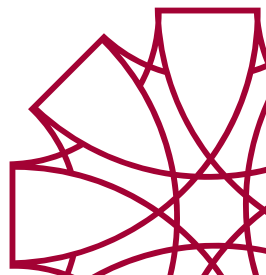


For Sale or To Let  
rents from £7.50/sq ft

**QUORUM**  
BUSINESS PARK

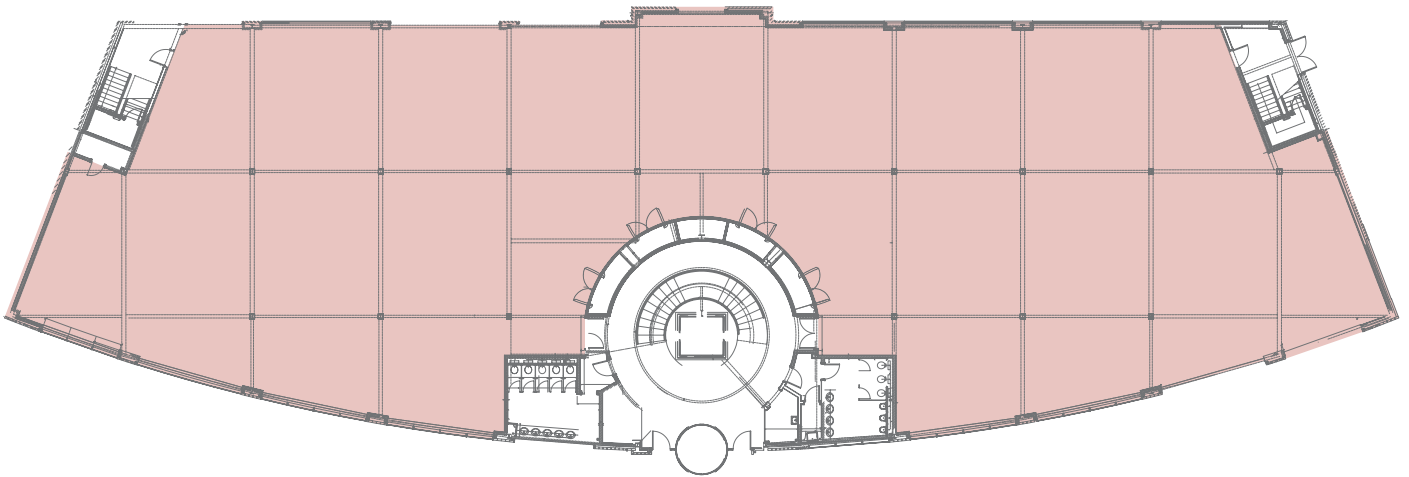


Exceptional quality, irresistible value.



# Accommodation

- BREEAM Very Good and B level EPC
- Open plan floorplates with excellent natural light
- Comfort cooling
- Raised access floor with 200mm clear void
- Full height atrium
- 1 x 13 person passenger lift
- 153 car parking spaces



## Q1 floor area schedule

Second floor	13,333 sq ft	1,238 sq m	<b>LET TO INSURE THE BOX</b>
First floor	13,333 sq ft	1,238 sq m	Available
Ground floor	13,333 sq ft	1,238 sq m	Available
Total	40,000 sq ft	3,714 sq m	

The ground and first floors of Q1 are available to let at **rents from £7.50/sq ft**. Alternatively, the property as a whole is available to purchase on a long leasehold basis with the benefit of the occupational lease for the second floor. **Full details available upon application.**



# The home of serious business

Quorum is one of the UK's leading business parks offering superb accommodation, amenities and landscaping with one of the most cost effective financial packages in the UK.

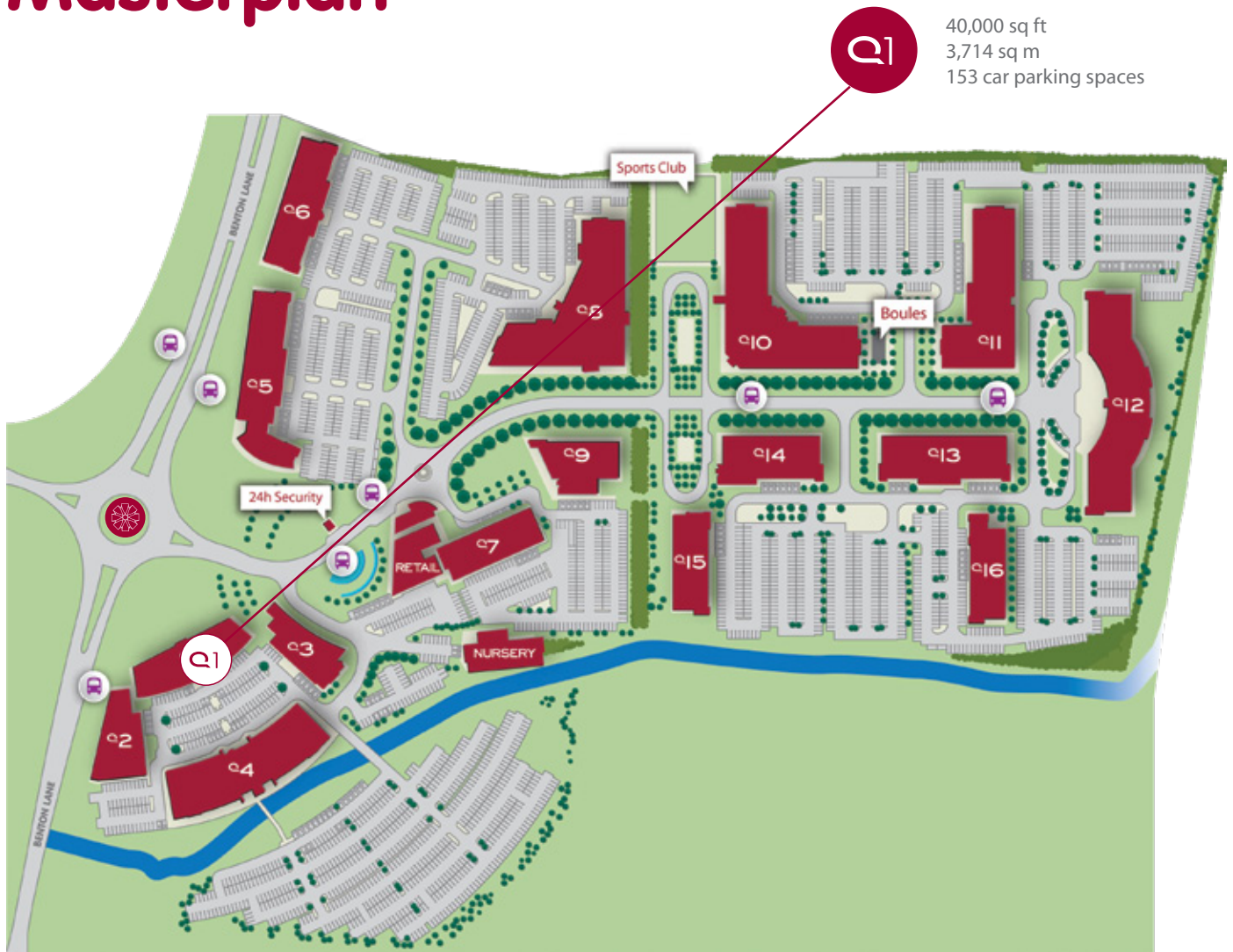
On-site amenities include tennis courts, a seven-a-side football pitch and a boules court. A children's nursery is already open and shops and a restaurant will soon be in place. 500 trees have been planted and quiet garden areas and piazzas with fountains and benches offer a chance to escape the office.

The Hub, Quorum's occupier centre, offers pool bikes, a commuter centre and a car share scheme. It also organises barbeque, social and sporting events. The Q card scheme is available to all occupiers and provides access to services, events and discounts at local shops and businesses.

Join these successful companies who have already made the move to Quorum Business Park.



## Masterplan





**“Newcastle - the new capital of Britain”  
The Times**

Award-winning Newcastle offers the best of work and play, with everything from its cosmopolitan city centre to its magnificent national parks and coastline.

One million people are located within a 30 minute drive and this readily available bank of workers has a world-class reputation for loyalty, quality of education and cost effectiveness.

**‘Quorum is only 4 miles from Newcastle City Centre’**

**Bus**

Quorum is served by a number of bus routes from across the area, including the dedicated Quorum Shuttle and Quorum Express bus services. There are up to 24 buses per hour serving the park providing quick access to the Metro and the city centre. Contact our travel co-ordinator at the Hub for more details on timetables.

**Metro**

The Metro links Quorum to destinations from across the region. Quorum’s local Metro Station is Four Lane Ends, an easy walk along Benton Lane or a 5 minute journey on the Quorum Shuttle bus.

**Bike**

The buildings at Quorum have plenty of facilities to cater for cyclists including showers, lockers and secure cycle parking. Information on nearby routes is available from the Commuter Centre.

**Rail**

Newcastle Central Station provides fast rail links to the rest of the UK, with services reaching London King’s Cross in under three hours.

**Car**

Quorum is just a 10 minute drive to Newcastle City Centre and only 5 minutes to the A1 and A19.

**Air**

Newcastle International Airport is just 6 miles from Quorum. It is served by its own Metro station providing connections to Four Lane Ends within 25 minutes.



Map provided courtesy of Newcastle Gateshead Initiative

Quorum has its own Commuter Centre managed by Laura Kerry. Based on-site at the Hub, Laura helps new and existing occupiers with their travel planning needs.

Our Events Manager, Julie Moorhouse organises a range of on-site social events from summer barbeques to Christmas and farmers’ markets, sports leagues and also the Q card scheme.



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Laura Kerry  
Julie Moorhouse



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For more information on Quorum or the North East visit us at the Hub or online at:

[www.quorumbusinesspark.co.uk](http://www.quorumbusinesspark.co.uk)

Sat Nav: NE12 8EZ

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