

REFURBISHED SUITES



BRAND NEW RECEPTION



**Q4 | Quorum Business Park, Longbenton, Newcastle,
NE128EZ**

Grade A Office Space available at Quorum Business Park. Quarter, Half, and Whole floor plates available with fit-out included.

Tenure	To Let
Available Size	12,000 to 72,000 sq ft / 1,114.84 to 6,689.02 sq m
Rent	£7 per sq ft
Business Rates	Upon Enquiry
EPC Rating	Upon enquiry

Key Points

- > Suspended ceilings
- > Bream rating - Very good
- > Flexible sizes available
- > Raised access floors
- > 4 pipe coil air-conditioning

Description

The property comprises a detached modern office building constructed in 2004 of steel-framed construction with part brick, part glazed elevations under a shallow pitched insulated composite sheet roof.

The accommodation is arranged over ground and three upper floors, the accommodation is open plan and allows space from 12,000 -48,634sqft.

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

Accommodation

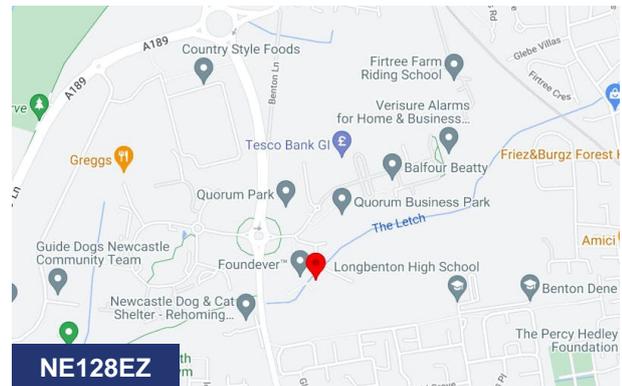
Floor/Unit	Description	Building Type	Size
Ground	Ground Floor	Office	23,354 sq ft
2nd	2nd Floor	Office	24,317 sq ft
3rd	Half	Office	12,000 sq ft
3rd	Half	Office	12,000 sq ft

Transport

Quorum is served by numerous public transport modes. There is a dedicated bus service which runs between Quorum BP and Four Lane Ends metro station.

Four Lane Ends metro station links to Newcastle Central Station, Newcastle International Airport and access to the wider National Rail Network.

Newcastle International Airport is located approximately 15 minutes drive from Quorum and can be access via public transport within 25 mins.



Viewing & Further Information



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