

Quorum Park, Benton Lane, Newcastle, NE128BU



Q5 Quorum Park

WHERE SOPHISTICATION MEETS SUCCESS



Grade A Office Suites
3,067-6,500 Sq Ft
284.92-603.85 SqM



Quorum Business Park is situated in North Tyneside which is 4 miles north of Newcastle upon Tyne. The park is situated adjacent to the A188 Benton Lane which links up to both the A1 and A19 motorways offering seamless regional and national access.

Positioned prominently at the entrance of the park, Q5 enjoys high visibility and immediate access to all on-site facilities. The building features an impressive reception area and a stunning full-height atrium, complete with comfortable breakout zones which is ideal for informal meetings and collaborative work.



On-site amenities include a Children's Nursery, Gym & Sports club, allotments and various food and drink outlets. This creates the perfect balance between work and lifestyle. Other occupiers on the business park include Greggs, Tesco Bank, Verisure and Balfour Beatty.

Quorum Park offers a vibrant environment which is designed to enhance productivity and wellbeing



Q5 at a glance

Fully accessible raised floors

LED Lighting



Air conditioning



Open Plan office space



Accommodation:

	SqFt	SqM
Part First Floor	3,067	284.92
Part Third Floor	3,433	318.93
Total	6,500	603.85

Shower room facilities

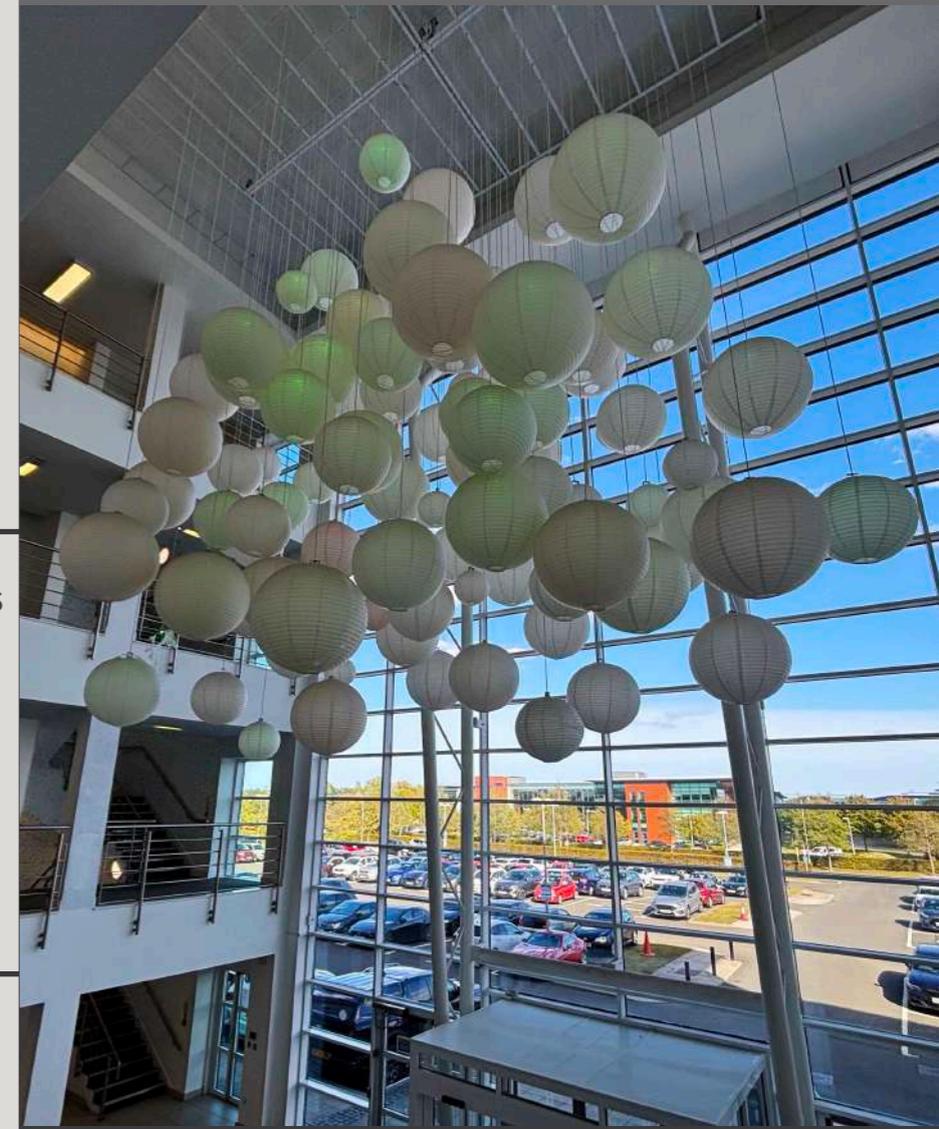
Good car parking ratios

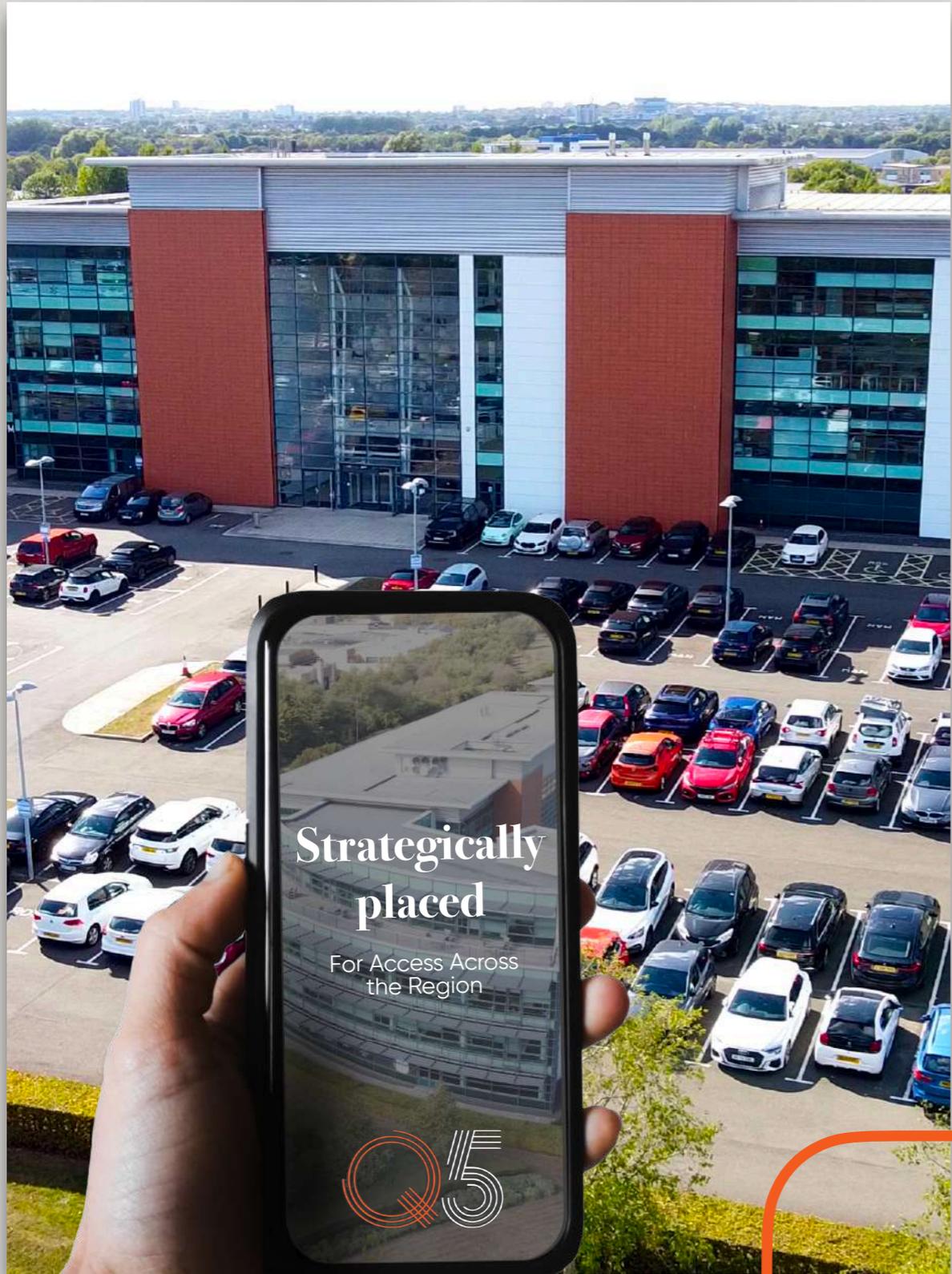


Toilets to each floor



EPC Rating: C



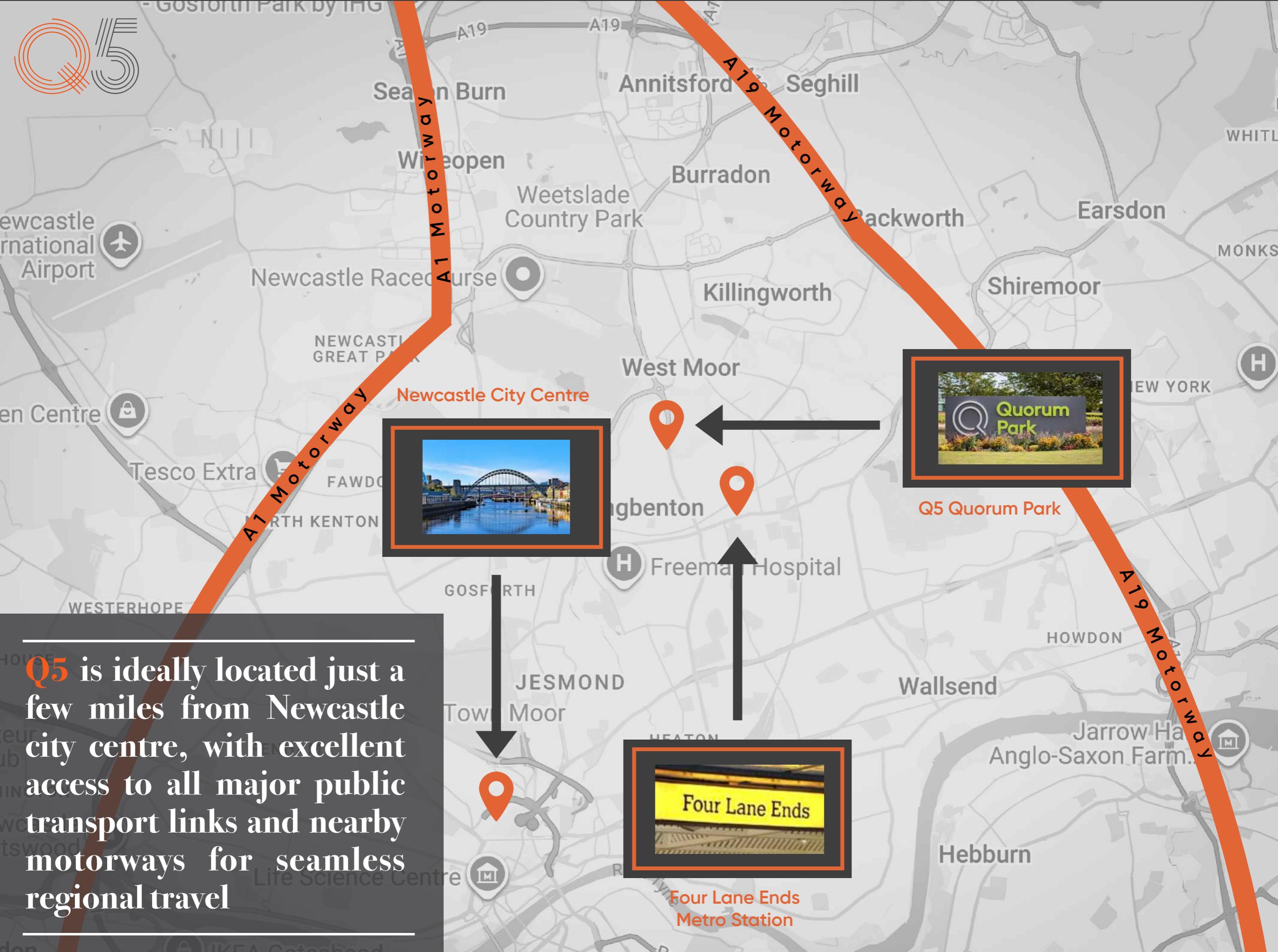


Four Lane Ends Metro Station is within close proximity and Quorum Park benefits from a dedicated shuttle service. The metro system links to Newcastle City Centre within 12 minutes and Newcastle Airport within 30 minutes. There is also a number of bus services linking around the region.

Q Express Shuttle Service

- ▲ FREE for Quorum Park app users
- ▲ Increased frequency of buses
- ▲ Runs seven days a week and not just at peak times

-  **Road** A19 & A1
-  **Public Transport** Bus, Metro, Train
-  **Air** Newcastle Airport: 15 min Drive
-  **Cycle** Cycle Routes, Lockers



Q5 is ideally located just a few miles from Newcastle city centre, with excellent access to all major public transport links and nearby motorways for seamless regional travel



Newcastle City Centre

Q5 Quorum Park

Four Lane Ends Metro Station



Weetslade Country Park
6 mins



Newcastle City Centre
15 mins



Gosforth Nature Reserve
17 mins



Metrocentre
20 mins



Whitley Bay
20 mins



Baltic Centre for Contemporary Art
40 mins

Bustling *Culture*



Find your place at Q5



Rent

£15.00 Per Sq Ft

EPC

EPC Rating: C

Legal Costs

Each party is to be responsible for their own legal costs in connection with the preparation and execution of all legal documentation.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

Services

The tenant will be liable for paying a service charge in relation to the maintenance of the buildings communal areas and structure.



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