

Grade A Office suite

Fully fitted
ready for
immediate
occupation

5,400 sq ft⁶
(501.66 sq m)

First Floor, Q6 Quorum
Business Park, Benton
Lane, Newcastle upon
Tyne, Tyne and Wear,
NE12 8BT



Q6
Quorum
Park



High Profile Office Building

5,400 sq ft (501.66 sq m)

- Air conditioning
- Raised floors
- Fully fitted ready for immediate occupation
- Ground floor tenant amenities including kitchen/ break out area, bookable meeting rooms and reception concierge
- Bike storage and shower facilities
- 20 car parking spaces (1:270 sqft)



Location

Quorum Business Park is located 4 miles from Newcastle upon Tyne city centre. The Park is served by a number of bus routes from across the area, including the dedicated Quorum Shuttle and Quorum Express. The Tyne & Wear Metro is easily accessible on foot or by the Quorum Shuttle Bus. Newcastle Central Station and Newcastle International Airport are both within easy reach of the Park.

Description

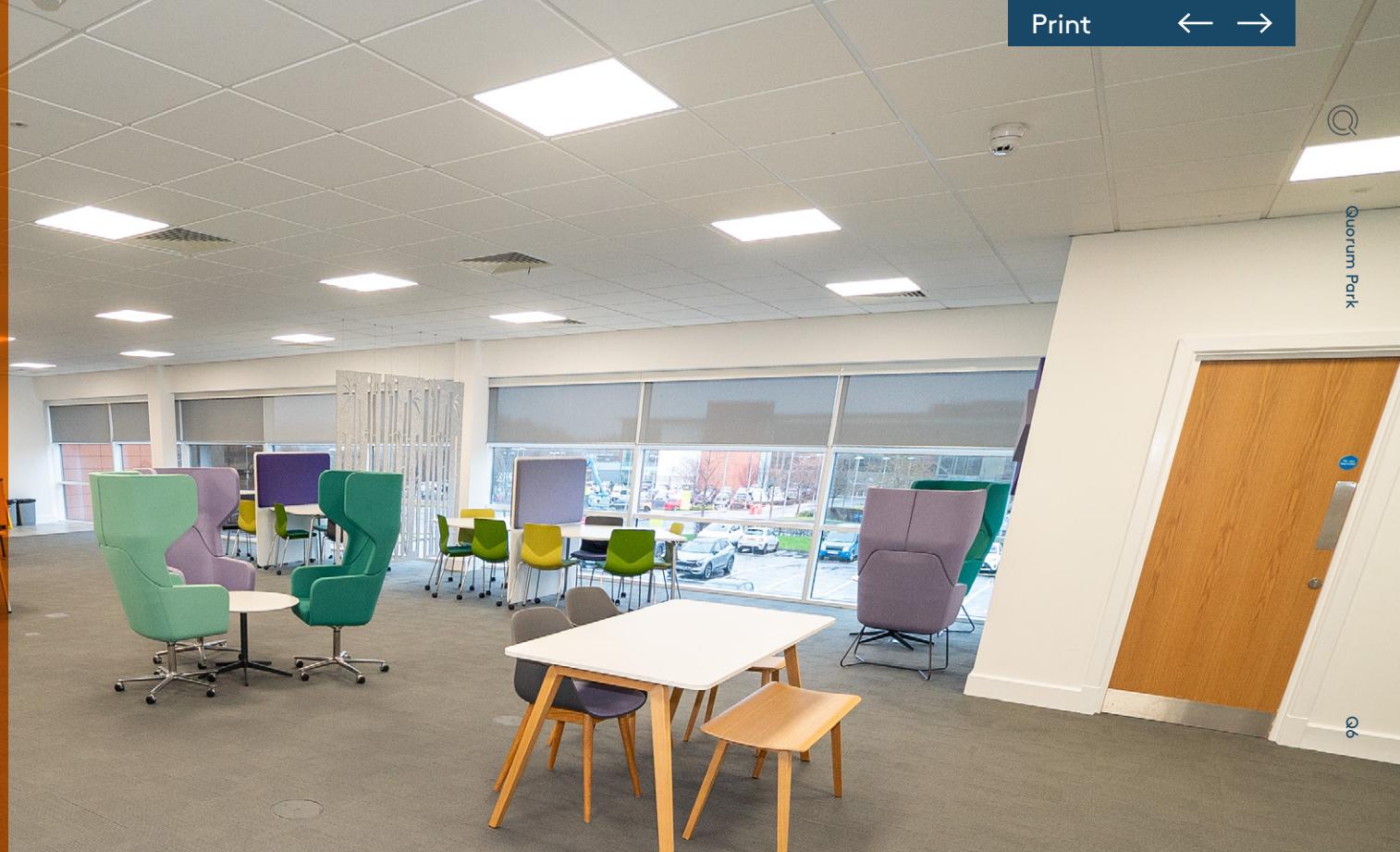
High profile office building at the front of the Business Park. The available suite is fully fitted with the potential for the furniture to be included.

Accommodation

Self-contained first floor office suite which has the following approximate floor areas:

	sq ft	sq m
Total	5,400	501.66

20 car spaces (1:270 sqft).



Terms

The property is available by way of a new lease for a term by arrangement.

Rent

£15.00 Per Sq Ft

Service Charge

The current service charge budget is £37,829.01 per annum (£7 psf), however, this includes the cost of utilities for the suite based on meter readings (£4.29 psf).

EPC

Upon application.

Rateable Value

The rateable value is £65,500 giving rates payable of £6.21psf.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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.

Contact

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