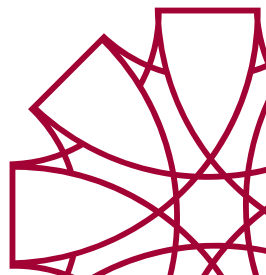


Q4 53,895 sq ft
(5,007) sq m

QUORUM
BUSINESS PARK

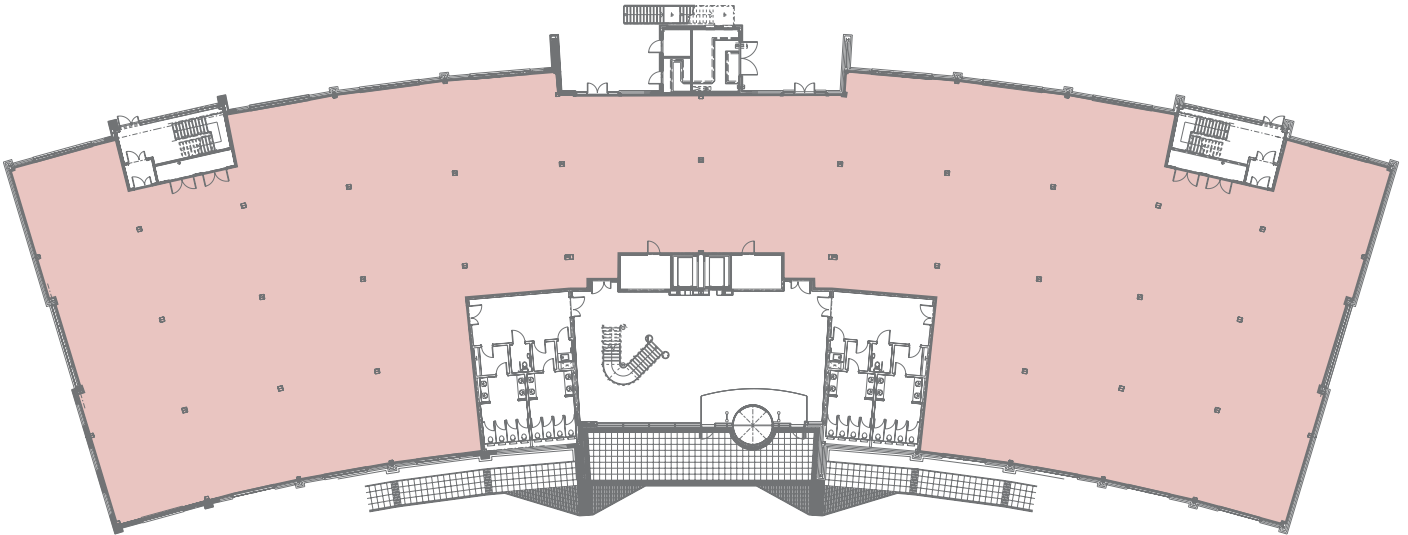


Exceptional quality, irresistible value.



Accommodation

- BREEAM Very Good
- C level EPC
- Triple height atrium
- Four pipe fan coil air conditioning
- 2 x 13 person passenger lifts
- Raised floors with 200 mm clear void
- Covered bike racks
- 225 car parking spaces (1 space per 240 sq ft)



Q4 floor area schedule

Third floor	-	-	LET TO OSG SHIP MANAGEMENT
Second floor	-	-	PART LET TO IBM
First floor	6,000 sq ft	557 sq m	Available
Ground floor	24,240 sq ft	2,252 sq m	Available
Available space	23,655 sq ft	2,198 sq m	Available
	53,895 sq ft	5,007 sq m	



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.

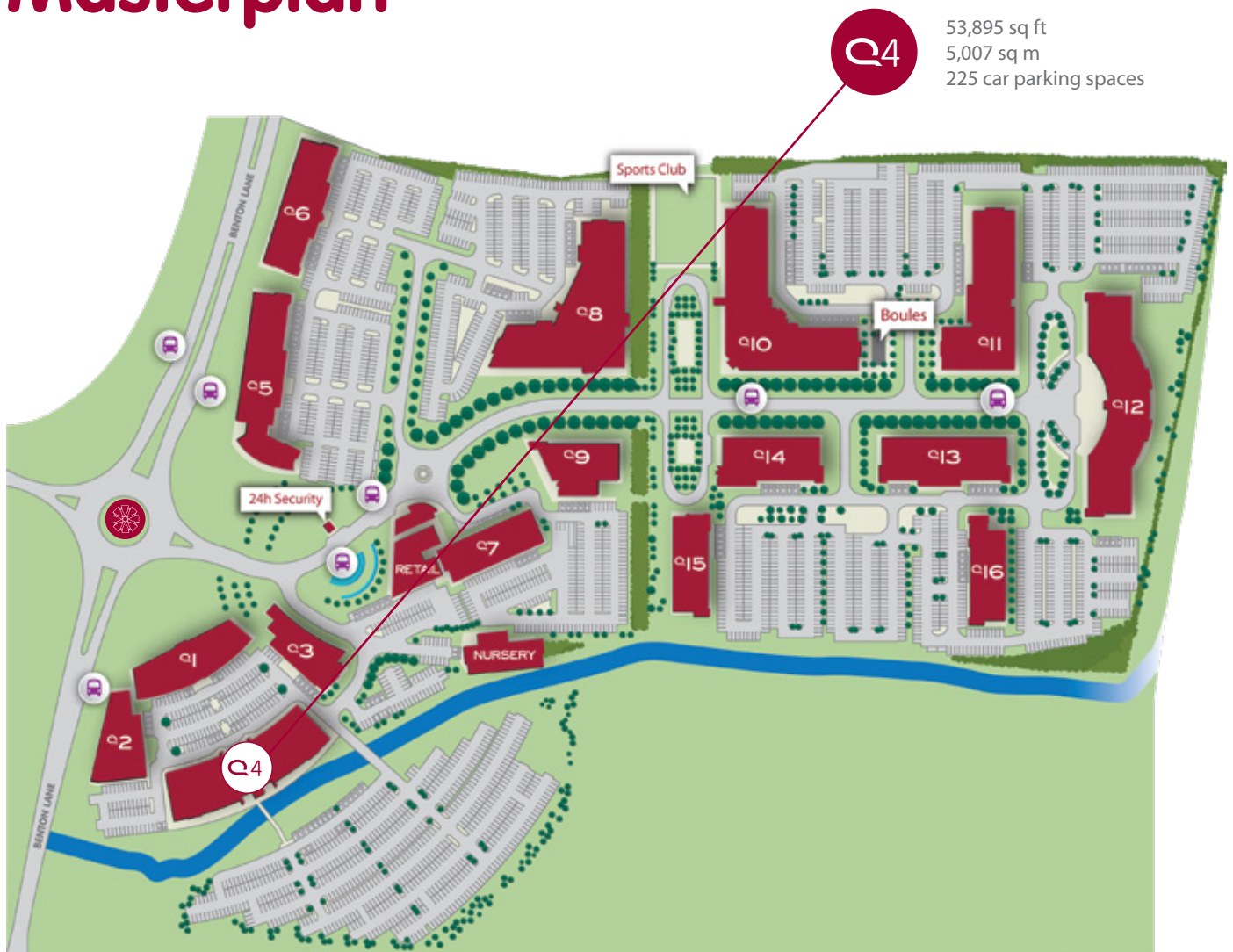
On-site amenities include tennis courts, a seven-a-side football pitch and a boules court. A children's nursery is already open and shops and a restaurant will soon be in place. 500 trees have been planted and quiet garden areas and piazzas with fountains and benches offer a chance to escape the office.

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.

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

www.quorumbusinesspark.co.uk

Sat Nav: NE12 8EZ



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.



0191 287 1149

Fergus Trim
Laura Kerry
Julie Moorhouse



Tim Evans
Patrick Matheson



Tony Hordon
Michael O’Driscoll

Misrepresentation act:

DTZ and Knight Frank for themselves and for the vendors or lessor of this property for whom they act, give notice that: i) These particulars are a general outline only, for the guidance of the prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) DTZ, and Knight Frank cannot guarantee the accuracy of any description, dimensions, reference to condition, necessary permissions for use and occupation and other details contained herein and prospective purchasers or tenants must not rely on them as statements of fact or representations and must satisfy themselves as to their accuracy; iii) Rents quoted in these particulars may be subject to VAT in addition; iv) DTZ and Knight Frank will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars; and v) The reference to any plant, machinery, equipment, services, fixtures or fittings at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function. Prospective purchasers/tenants should satisfy themselves as to the fitness of such items for their requirements. vi) No employee of DTZ, and Knight Frank has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property. Aug 2011.