



BRAND NEW RECEPTION

SUMMARY

- Suspended ceilings
- Raised access floors
- Bream rating - Very good
- 4 pipe coil air-conditioning
- Flexible sizes available
- Largest available floorplates on Quorum BP
- Recently refurbished lobby & break-out areas

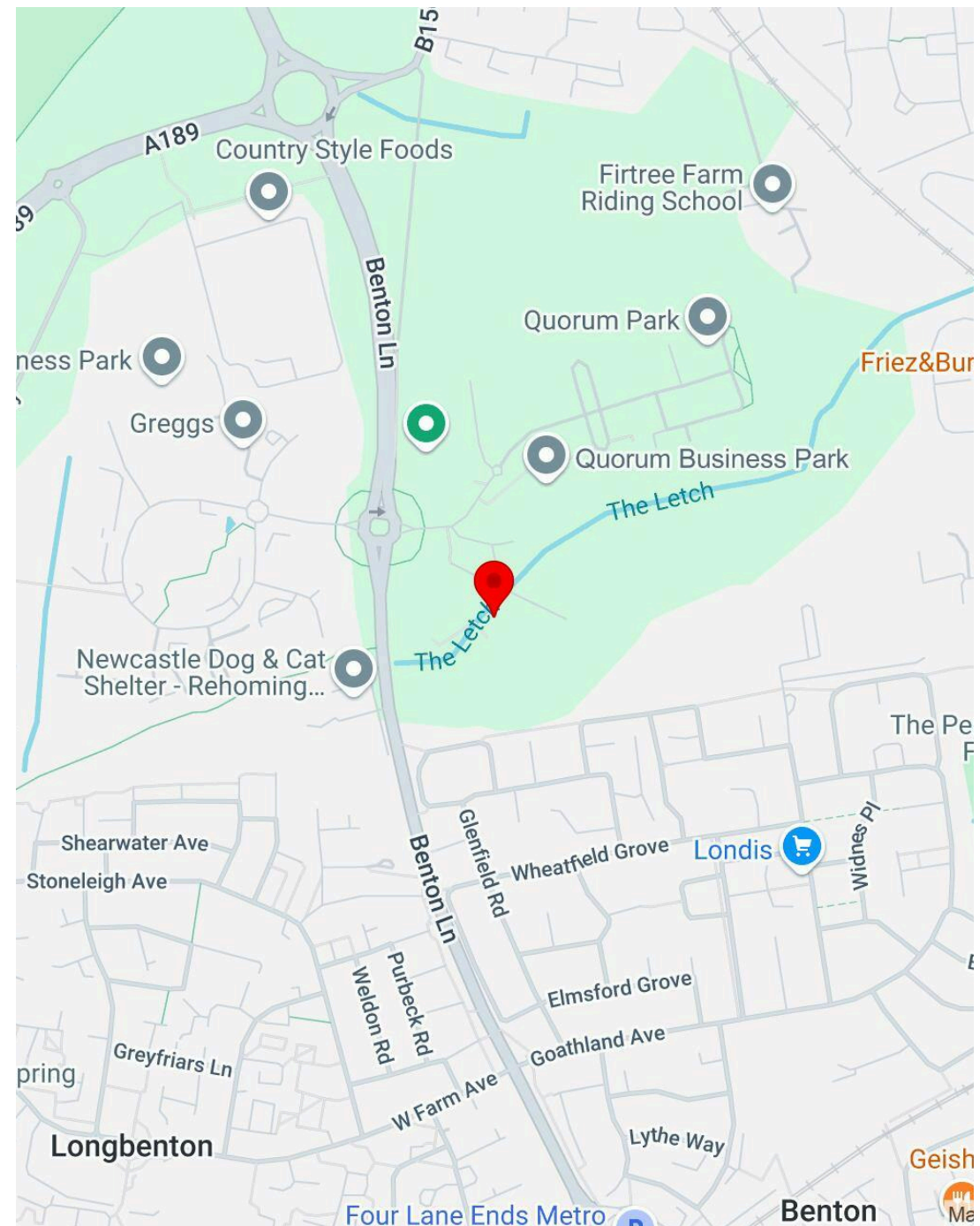
DESCRIPTION

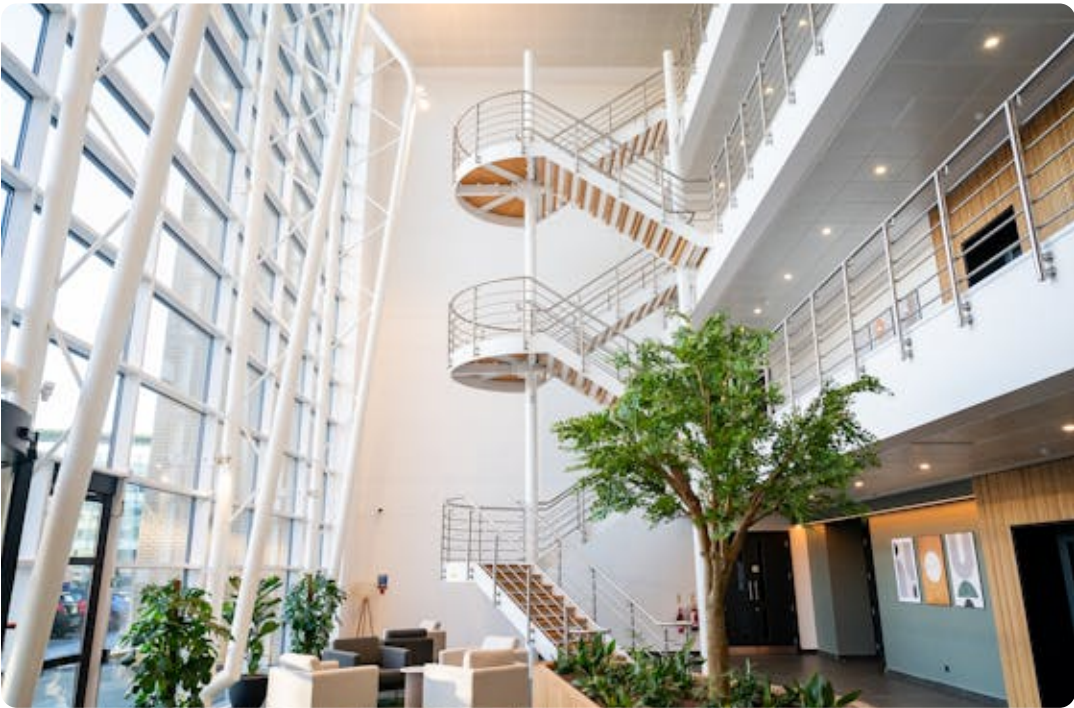
This detached modern office building, constructed in 2004, features a steel-framed structure with part brick and part glazed elevations beneath a shallow pitched insulated composite sheet roof. The accommodation spans ground and three upper floors, offering open-plan office spaces ranging from 6,000 to 48,634 sq. Ft. - Recent refurbishments have further enhanced the property's appeal, delivering a design-led lobby area and high-specification breakout spaces. The building provides car parking at a ratio of 1 space per 250 sq. Ft., ensuring ample parking for tenants and visitors.



LOCATION

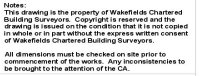
Quorum Park is a top business hub in the Northeast, located just 4 miles north of Newcastle City Centre. It's easily accessible, situated next to the A188 Benton Lane and close to both the A1 and A19, making travel around the region and beyond simple. The park features a range of on-site amenities & well-being provisions, with various eating & leisure facilities on offer. The site is also well-connected by public transport, with a dedicated bus service to Four Lane Ends metro station, which links to Newcastle Central Station, the airport, and national rail services. Newcastle International Airport is just a 15-minute drive away, or 25 minutes by public transport.





Q4 | Quorum Business Park, Longbenton, Newcastle, NE12 8EZ



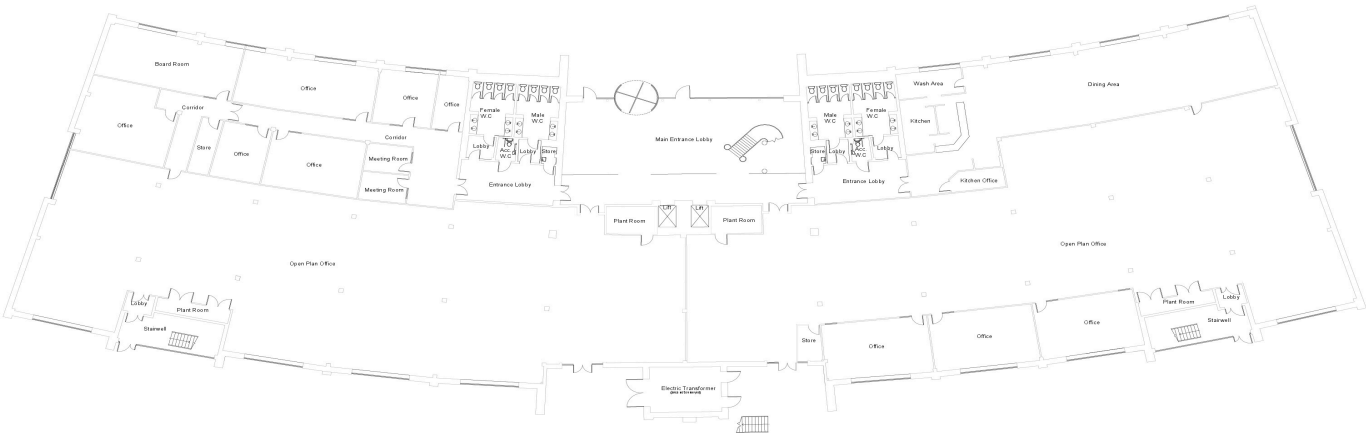


Revision	Date
-	-



Drawing no.	Revision
H24010024/03	-

Scale 1:200 @ A1	Drawn SN	Checked -	Date Jan 2024
---------------------	-------------	--------------	------------------



EXISTING GROUND FLOOR PLAN
SCALE - 1:200 @ A1

Notes:
This drawing is the property of Wakefields Chartered Building Surveyors. Copyright is reserved and the drawing is issued on the condition that it is not copied in whole or in part without the express written consent of Wakefields Chartered Building Surveyors.
All dimensions must be checked on site prior to commencement of the works. Any inconsistencies to be brought to the attention of the CB.

Revision	Date
-	-
-	-
-	-

Wakefields
Chartered Building Surveyors

32 Levens Park Road, Tel: 01924 251 9581
Rotherham, S60 2JG, Fax: 01924 222 1302
RET 470, E Mail: surveyors@wakefields.co.uk
www.wakefields.co.uk

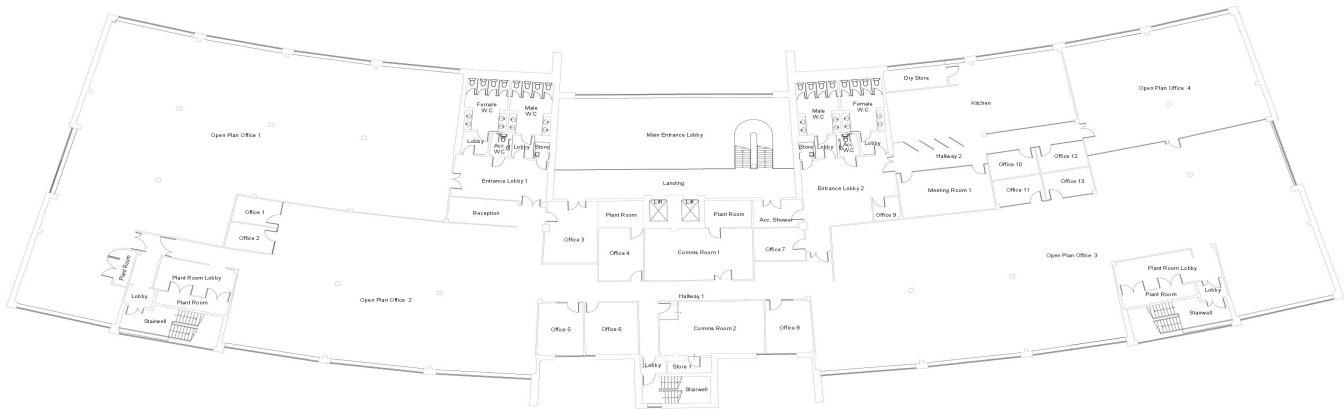
Q4 QUORUM BUSINESS PARK
for
HURSTWOOD HOLDINGS

Title
Existing Ground Floor Plans

Drawing no.	Revision
H2401024/01	-

Scale	Drawn	Checked	Date
1:200 @ A1	SN	-	Jan 2024

Notes:
This drawing is the property of Wakefields Chartered Building Surveyors. Copyright is reserved and the drawing is issued on the condition that it is not copied in whole or in part without the express written consent of Wakefields Chartered Building Surveyors.
All dimensions must be checked on site prior to commencement of the works. Any inconsistencies to be brought to the attention of the CB.



EXISTING SECOND FLOOR PLAN
SCALE - 1:200 @ A1

Revision	Date



Wakefields
Chartered Building Surveyors

32 Lonsome Park Road, Tel: 01924 251 9581
Barnsley, S70 2JG, Fax: 01924 222 1302
RET 4701 E Mail: enquiries@wakefields.co.uk
www.wakefields.co.uk

Q4 QUORUM BUSINESS PARK
for
HURSTWOOD HOLDINGS

Title
Existing Second Floor Plans

Drawing no.	Revision
H2401024/02	A

Scale	Drawn	Checked	Date
1:200 @ A1	SN	-	Jan 2024

AVAILABILITY

FLOOR/UNIT	DESCRIPTION	BUILDING TYPE	SIZE	RENT	SERVICE CHARGE
Ground	Ground Floor	Office	23,354 sq ft	£7 /sq ft	£3.50 /sq ft
2nd	2nd Floor	Office	24,317 sq ft	£7 /sq ft	£3.50 /sq ft
3rd	Half	Office	12,000 sq ft	£10 /sq ft	£3.50 /sq ft
3rd	Part	Office	6,000 sq ft	£12 /sq ft	£3.50 /sq ft
3rd	Whole floor	Office	24,317 sq ft	£7 /sq ft	£3.50 /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.

TO ARRANGE A VIEWING, PLEASE CONTACT



Constantine Thanopoulos
0161 220 1999 | 07718884764
constantine.thanopoulos@hurstwoodholdings.com



Oliver Brown
0161 220 1999 | 07955 283 889
oliver.brown@hurstwoodholdings.com



HURSTWOOD
HOLDINGS



BRAND NEW RECEPTION

