



**AVISON  
YOUNG**

Benton Lane, Longbenton, Newcastle Upon Tyne, NE12 8BU

Office To Let | £16.50 - £17.50 per sq ft | 2,030 to 20,269 sq ft

Office To Let, Newcastle Upon Tyne



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## Description

If a business is looking for an inspiring workspace with excellent tech and sustainability credentials - then Neon is the place to be! Neon creates a unique workplace model, where businesses of all sizes can mix and collaborate. Occupiers have access to shared meeting rooms, break out hubs and open collaboration space. Neon is BREEAM rated "Very Good", features relaxing recreational areas, high speed internet connection and cool, design-led surroundings. Natural daylight levels are excellent making a pleasant working environment, and there are great commuter facilities promoting a sustainable commute to the office! Offices to let at Neon, a unique workplace where businesses of all sizes can mix and collaborate. Occupiers have access to shared meeting rooms, break out hubs and open collaboration space. Neon is BREEAM rated "Very Good".

## Location

Neon at Quorum Business Park is just 4 miles from Newcastle City Centre, within an 8 minute drive of both the A1 and A19, providing excellent access to the region's major road network.

Sat nav' users should aim for NE12 8BU. There are up to 52 buses per hour serving Quorum Park, providing quick access to the Metro, City Centre and wider local area, while The Metro links us to destinations from across the region. The local Metro station is Four Lane Ends, an easy walk along Benton Lane or a 5 minute bus journey. Only 15 mins drive from Quorum Park, Newcastle Central Station provides direct links to the major cities in the UK along the East Coast Mainline, with services reaching London King's Cross in approximately 2.5 hours.

## Key Points

- Grade A Offices
- Large floorplates
- Air conditioning
- Car parking
- Covered cycle storage and showers
- Recreational area
- High speed internet
- BREEAM rating "Very Good"
- Design-led surroundings
- Good access to A19 and A1

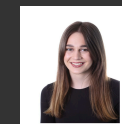
## Summary

- Rent: £16.50 - £17.50 per sq ft
- Service charge: £10.18 per sq ft  
Above figure for ground floor suites, upper floors estimated at £5.22qsft
- VAT: Applicable
- EPC: C (65)
- Lease: Assignment

## Further information

- [View details on our website](#)

## Contact & Viewings



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Accommodation

Name	sq ft	sq m	Availability
1st - Part	13,699	1,272.68	Available
Ground - Suite 14	2,273	211.17	Under Offer
Ground - Suite 13	5,846	543.11	Let
Ground - Suite 8	2,030	188.59	Available
Ground - Suite 3	2,084	193.61	Available
Ground - Suite 2	2,456	228.17	Available
Total	28,388	2,637.33	

