

Cobalt

The UK's Largest Office Park
Modern air conditioned offices

3.1



Cobalt Park Newcastle NE27 0QJ
To Let 1,000 - 33,000 sq ft

**From only
£5 psf**

Location

The property is well located in the centre of the established Cobalt Park, which is home to major occupiers including Proctor & Gamble, Orange, NHS, Newcastle Building Society, Hewlett Packard and Bank Santander.

The Park has excellent road links being immediately adjacent to the A19 providing fast and effective access to the north and south of the region. The new Tyne Tunnel is now open improving transport links in this area.

Cobalt benefits from an excellent public transport system (1,000 buses daily) with direct bus services to Newcastle City Centre, neighbouring metro stations and the surrounding North Tyneside conurbation.

Silverlink Retail Park is in close walking distance with high profile retailers including Boots, M & S, New Look and Next.

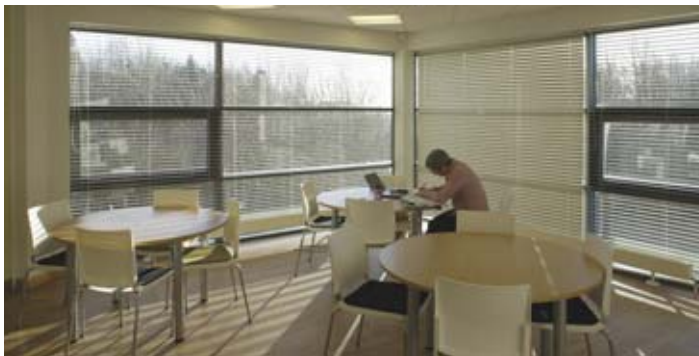
Description

Cobalt 3.1 is a modern three storey building providing good quality highly flexible office accommodation within an attractive business park setting. The building has a fully glazed reception and two 8 person passenger lifts. Male, female and disabled toilet facilities are located on each floor.

The specification of the building can be summarised as follows:

- 175 mm raised access floor.
- 500 mm clear ceiling void.
- 2.6m floor to ceiling height.
- 6.4m height reception.
- 4 pipe fan coil air conditioning system.

Externally the building has car parking adjacent with CCTV security system at a ratio of 1:275 sq ft.



Accommodation

The available accommodation in the building is as follows:

	sq m	sq ft
Second Floor (Right)	621.95	(6,695)
Second Floor (Left)	650.73	(7,004)
First Floor (Right)	621.95	(6,695)
Ground Floor (Right)	585.29	(6,300)
Ground Floor (Left)	608.52	(6,550)
TOTAL	3,088	(33,244)

Suites are available from 1,000 sq ft

Business Rates

The premises will need to be reassessed for rating purposes however based on the current assessment we would expect the rates payable to be approximately £5 psf.

Service Charge

A service charge will be payable for the running costs of the building.

Terms

The premises are available by way of a new flexible lease for a term by arrangement.



Rent

Rent from only £5 psf.

VAT

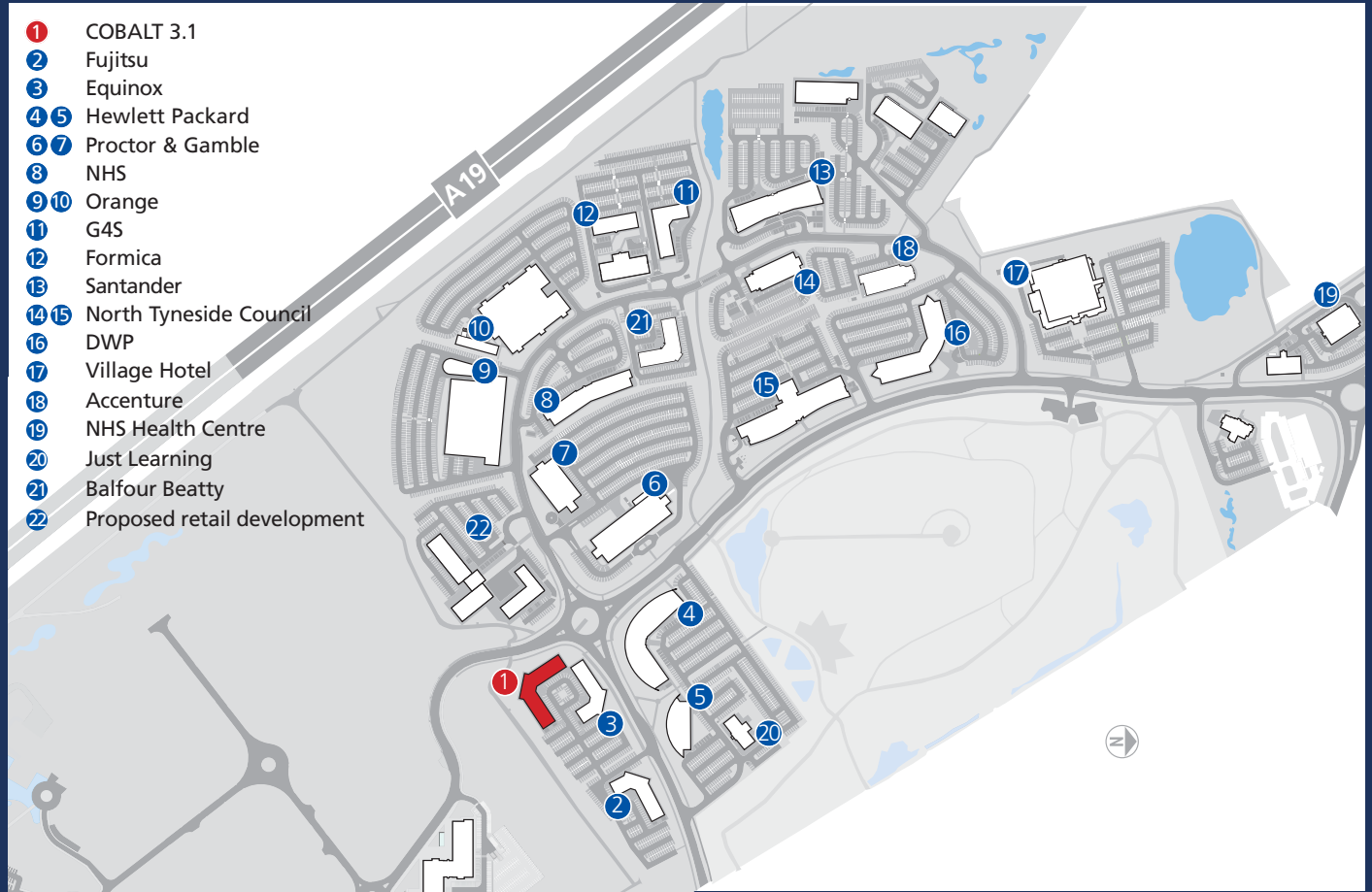
All figures quoted within these terms are exclusive of VAT where chargeable.







- 1 COBALT 3.1
- 2 Fujitsu
- 3 Equinox
- 4 5 Hewlett Packard
- 6 7 Proctor & Gamble
- 8 NHS
- 9 10 Orange
- 11 G4S
- 12 Formica
- 13 Santander
- 14 15 North Tyneside Council
- 16 DWP
- 17 Village Hotel
- 18 Accenture
- 19 NHS Health Centre
- 20 Just Learning
- 21 Balfour Beatty
- 22 Proposed retail development



GAVINBLACK
— & PARTNERS —
0191 230 2777

184 Portland Road Jesmond
Newcastle Upon Tyne
Tyne and Wear NE2 1DJ
Chris Pearson:
chris@gavinblack.co.uk

BNP PARIBAS
REAL ESTATE
0191 232 8127
realestate.bnpparibas.co.uk

One Trinity Gardens
Broad Chare
Newcastle upon Tyne NE1 2HF
Aidan Baker:
aidan.baker@bnpparibas.com

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