

GRADE A OFFICES TO LET

CobaltOne

Sizes from
10,516 - 44,606 ft²

COBALT PARK, NEWCASTLE UPON TYNE NE27 0QJ



Naylors 
Gavin Black
0191 232 7030
naylorsgavinblack.co.uk

CobaltOne

A prominent location at the entrance
to the **UK's largest business park.**



Location

Cobalt Park is the UK's largest business park on the A19 providing easy access to the local road network with a 10 minute drive from central Newcastle and 15 minutes from the A1.



There are 1,000 buses servicing the area (452 direct through the Park) and the Northumberland Park Metro Station is only 3 minutes on the 19 shuttle service.

The Business Park includes many amenities including a Tesco Express, Greggs, Cobalt Coffee and Deli, Eat4Less, Chisholm Bookmakers and a Busy Bees Day Nursery.

The nearby Silverlink Retail Park also provides further excellent retail and leisure facilities.

Finally the Village Hotel is also based at the northern entrance to the Park which incorporates a luxury spa and gym.



Description

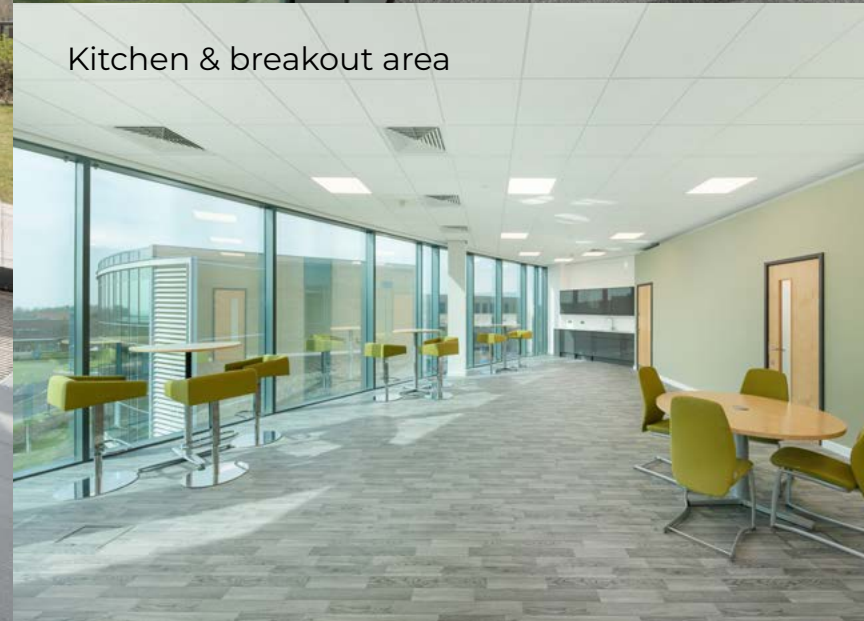
Modern office building built in 2003 with a stunning full height curved glazed frontage providing excellent natural light.



Double height reception



Kitchen & breakout area



The specification of the building includes the following:



Air conditioning



Fully accessible raised floors



Double height reception



Male and female WCs



3m floor to ceiling height



157 car parking spaces (1:287 sq ft)



Additional shower facilities



Large kitchen, break out/amenity area

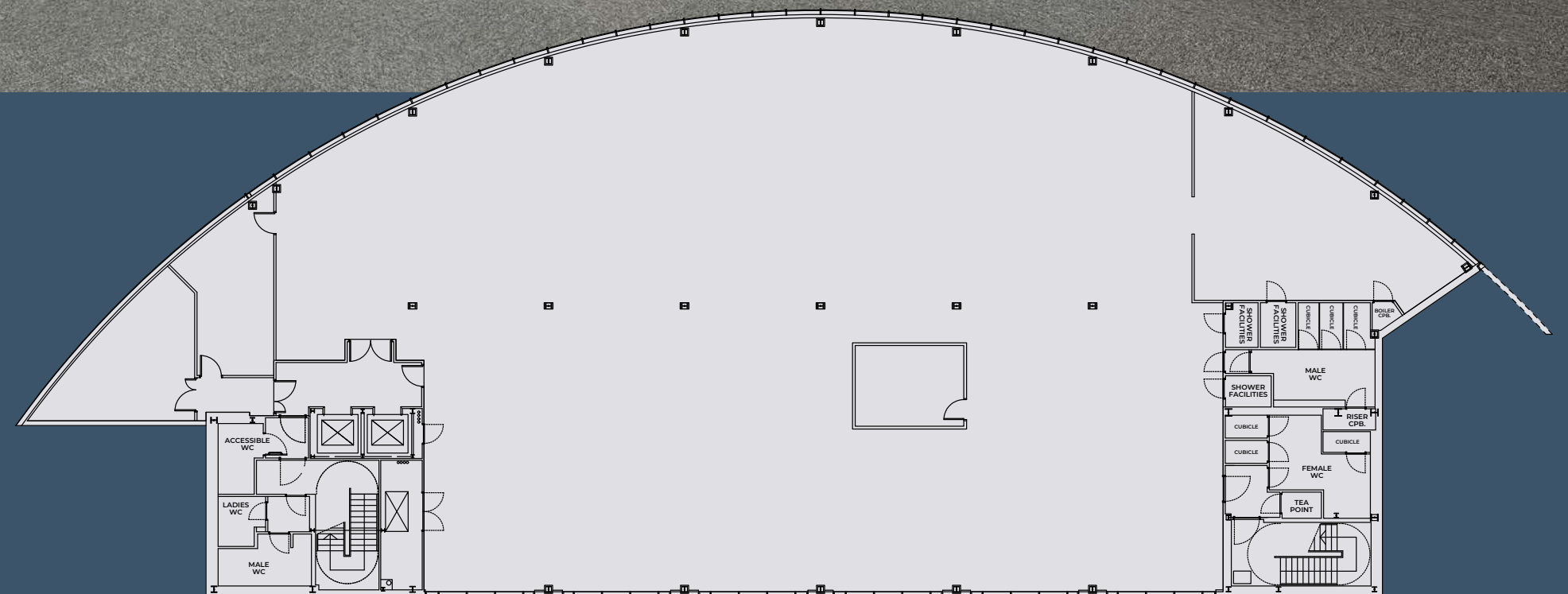


Accommodation

The building has the following approximate floor areas:

	M ²	FT ²
Third Floor	1,081	11,636
Second Floor	1,091	11,744
First Floor	995	10,710
Ground Floor	977	10,516
TOTAL	4,144	44,606

The building is available on a floor-by-floor basis.
The third floor has been refurbished as a show floor.



Third Floor Plan

 [View Virtual Tour](#)

 [View Matterport plan of the third floor](#)

Quoting Terms

The quoting rent is £14psf.

The client would also consider a sale of their long leasehold interest. Price upon application.

Rates

According to the VOA website the rateable value is £355,000 giving approximate rates payable of £4psf.

EPC

Upon application.

Legal Costs

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

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 Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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.



Busy Bee Nursery

CobaltOne

Cobalt

Welcome to
Cobalt

Silver Fox Way
Bury Beech Nursery
HP 1 & 2
Cobalt S.I Business Centre
Equinox House
Fujitsu
Cobalt Central
Landing to The Silver Fox Way
and Quick Silver Way

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For further information or to
arrange a viewing please contact:

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