



# OFFICES TO LET

FROM 9,000 - 94,040 SQ FT

Self-contained building with options available as two separate wings, individual floors or suites from 9,000 sq ft

With up to 443 Car Spaces in total

INCA@Colbalt | Cobalt Business Park | North Tyneside | NE27 0BY



**CONTEMPORARY** office space  
from 9,000 square feet

↑ TO A191

# The **HEART** of The North East's Business Community

QUICKSILVER WAY

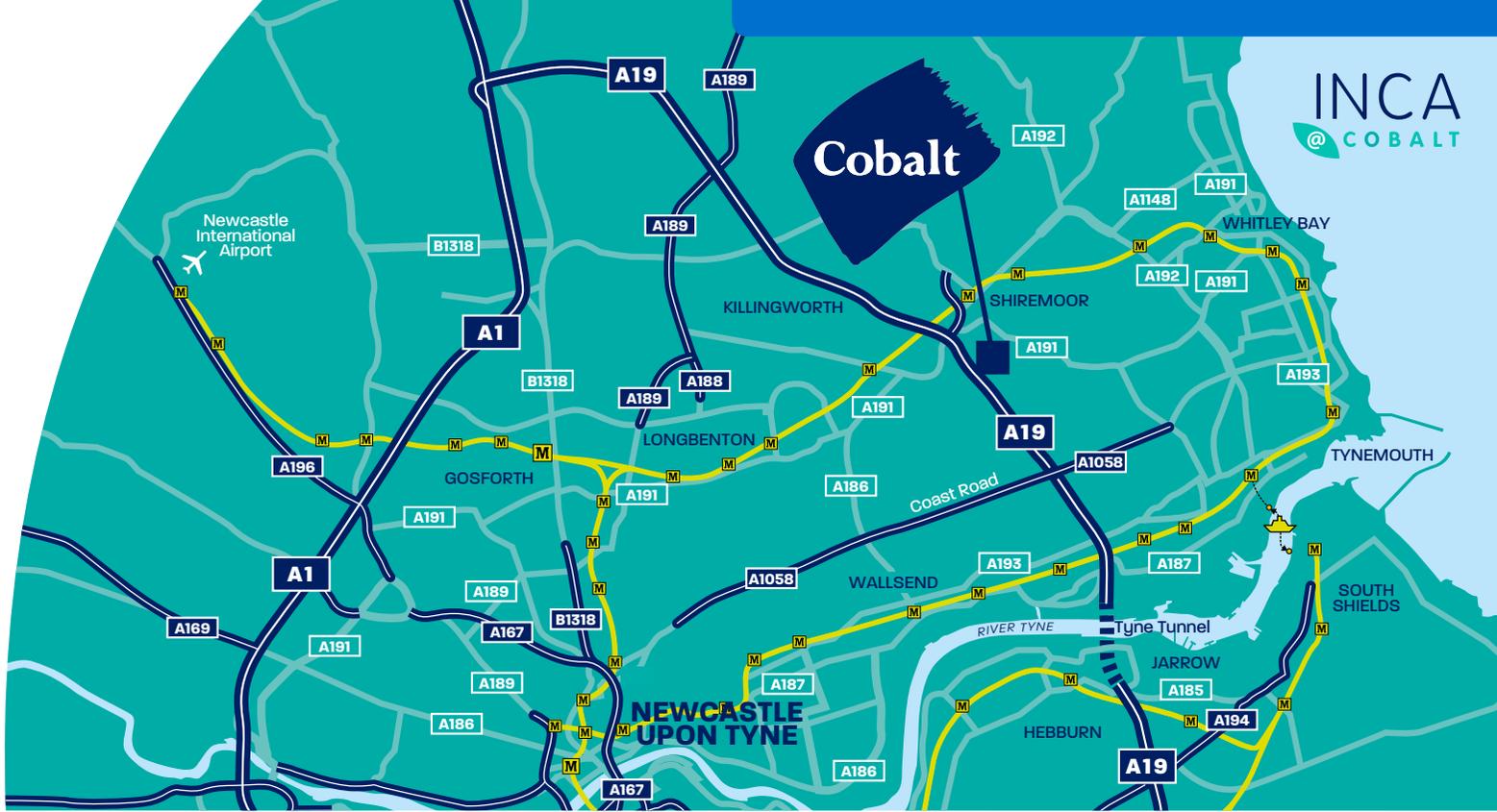
THE SILVERLINK NORTH



# Location

Cobalt Business Park is located in North Tyneside, just 10 minutes' drive from Newcastle upon Tyne city centre. Cobalt sits just off the A19 providing excellent road communications both north and south. Links to the A1 are within a 5 minute drive.

The Business Park is served by over 450 direct buses and the nearest Metro station is a 10 minute walk. Newcastle International Airport is a 15 minute drive. Amenities serving the Park include the Silverlink Shopping Park and the Village Hotel & Leisure Club.



## Description

INCA@Cobalt is presently a single office building of 94,040 sq ft, but offers the opportunity to be occupied in a number of ways including being reinstated into two separate offices, each available potentially on a floor by floor basis, with sizes from approx 9,000 sq ft.

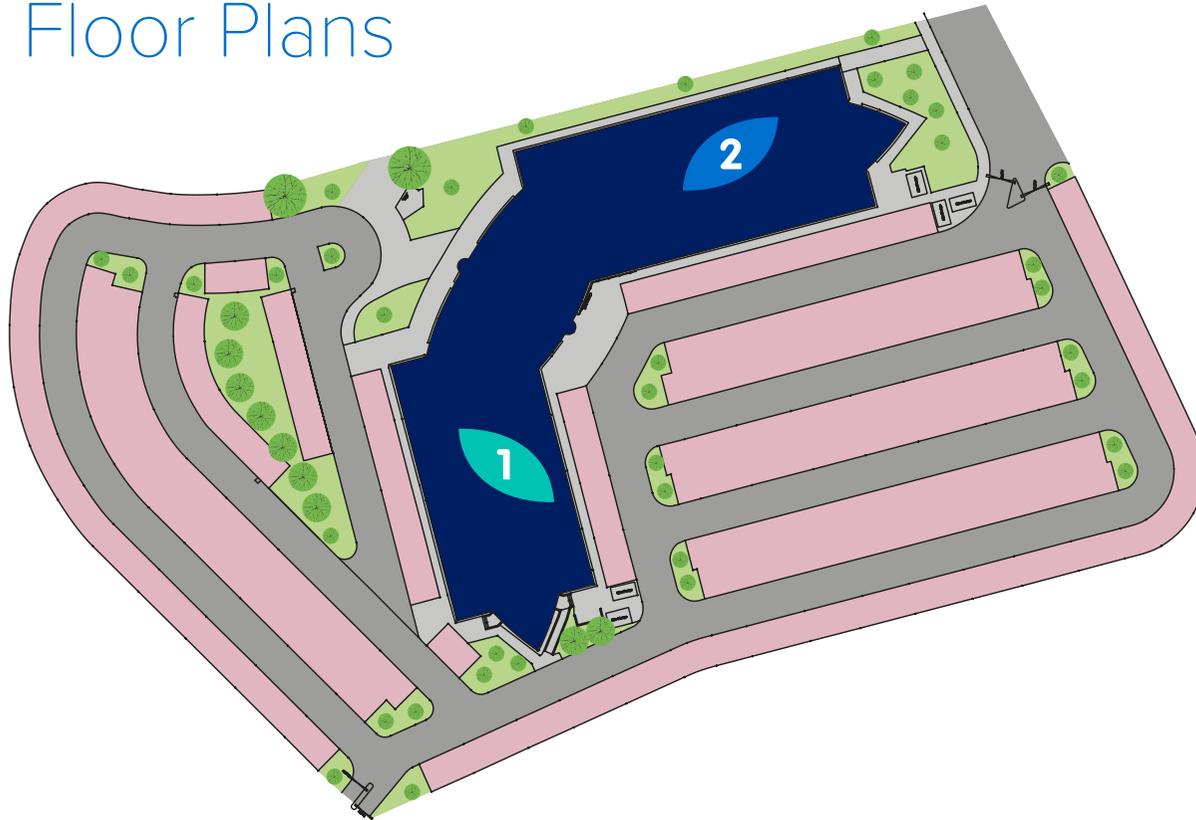
The building will be refurbished to a modern standard including the following:

- Air Conditioning
- Suspended ceilings with LED light fittings
- Full access raised floors
- Carpeting
- Double height reception
- Four passenger lifts
- Male, Female and Disabled WC's
- Up to 443 car spaces

# Accommodation

Office suites are potentially available on a floor by floor basis from approximately 9,000 sq ft per wing, per floor to total buildings of between 40,000 – 94,040 sq ft.

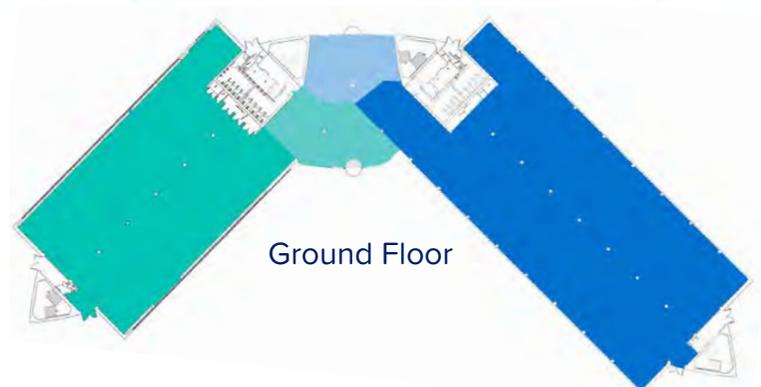
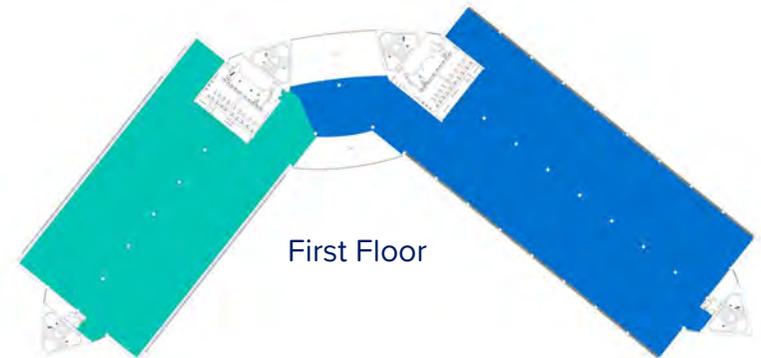
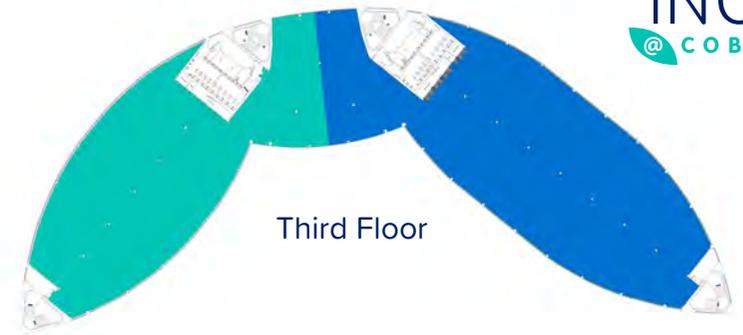
# Floor Plans



## INCA<sup>1</sup>

## INCA<sup>2</sup>

	sq m	sq ft	sq m	sq ft
3rd floor	865	9,308	1,122	12,080
2nd Floor	1,012	10,898	1,286	13,838
1st Floor	895	9,637	1,259	13,548
Ground Floor	843	9,077	1,308	14,077
<b>TOTAL</b>	<b>3,615</b>	<b>38,919</b>	<b>4,974</b>	<b>53,542</b>





## Lease

Available by way of a new lease for a term to be agreed.

## Rent

Upon application.

## Rating

The premises will need to be reassessed for rating purposes.

## EPC

The building has a current EPC rating of 115 (Band E). A new rating will be calculated following completion of the refurbishment.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to the agents on this basis, and where silent, offers will be deemed net of VAT.

# Viewing

Strictly by appointment with either  
of the joint letting agents:

**CHRIS PEARSON**

Tel: +44 (0)191 230 2777

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[www.inca-cobalt.co.uk](http://www.inca-cobalt.co.uk)

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