



www.cobaltpark.co.uk

The UK's largest Office Park

12a

TO LET

**56,657 sq ft (5,263.65 sq m) Grade A
self contained HQ office building
at Cobalt Park, Newcastle**



Available MAY 2017

Cobalt 12a is a superb headquarters office building featuring a full height atrium at reception. The four storey former P&G office sits at the centre of the park adjacent to CobaltCentral retail hub.

12a



Cobalt 12a 56,657 sq ft (5,263.65 sq m) provides a good specification office building with large open floor plates over 4 floors with a full height feature reception area and benefits from air conditioning and a 3m clear floor to ceiling height. There are 254 dedicated car parking spaces.

Several major occupiers on the park including Accenture, EE, HP, G4S, DNV-GL and North Tyneside Council have taken further buildings or additional space at Cobalt, confirming the merits of the Cobalt Advantage.

There is also a range of on-site facilities which include: Dedicated travel co-ordinators, CobaltCentral Retail hub, Busy Bee day nursery and the Newcastle Village Hotel & Leisure Club.



Location

- Five diverse access and egress routes
- Future proofed against traffic congestion
- Unrivalled public transport provision

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- # Location

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Accessibility

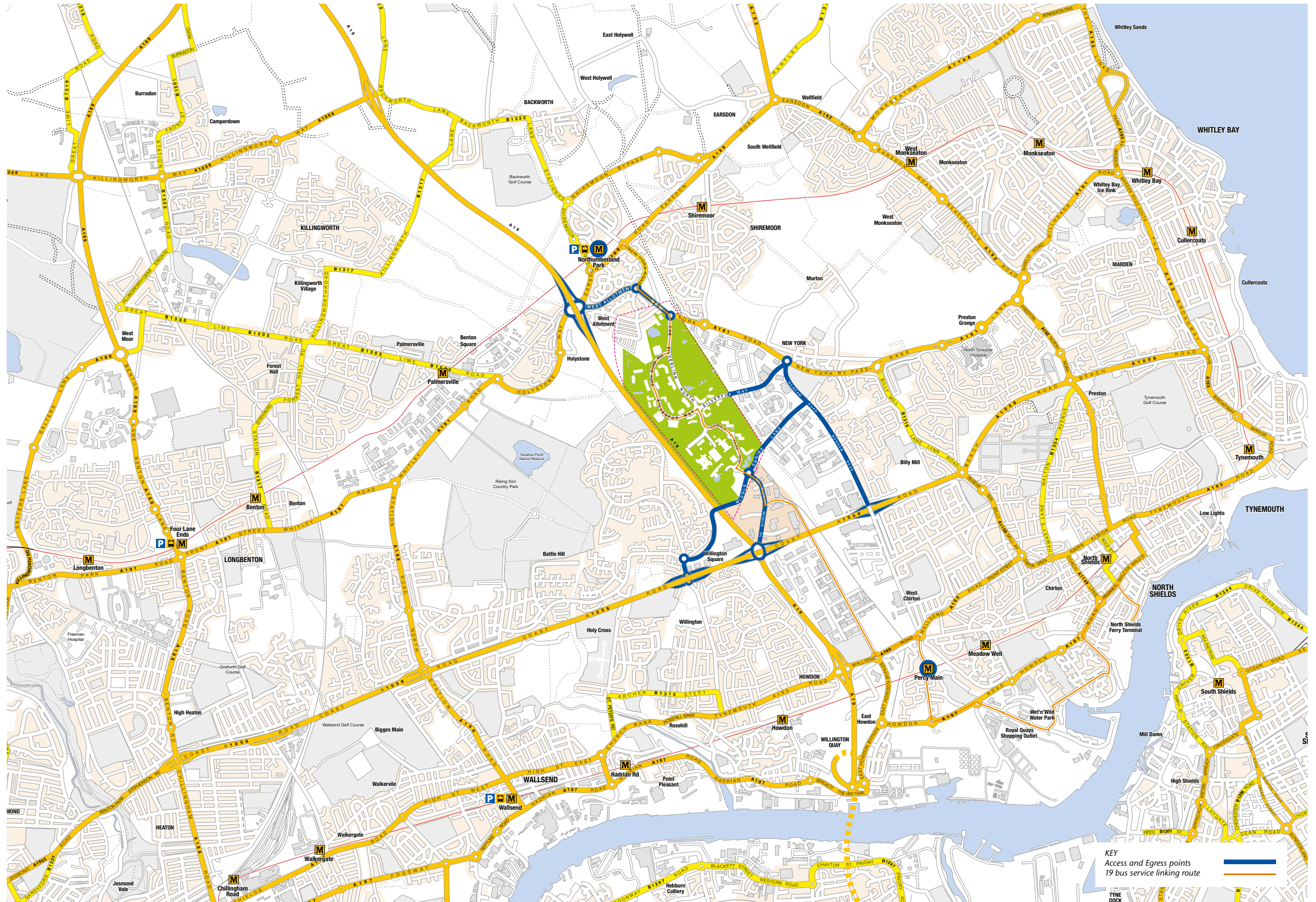
- Cobalt is connected to the local road network via 5 separate access/egress routes - essential to ensure free movement at peak times
- Located on the A19 only 10 minutes drive from central Newcastle
- Incomparable access to the local road network and national motorways. Within a 5 minute drive to the A1
- Newcastle International Airport, the region's largest airport, handling over five million passengers a year and serving 18 domestic locations, is a 15 minute drive from Cobalt

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Connectivity

- 452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance
- Connections throughout Cobalt are free on any bus service with the Cobalt FreeZone
- Exclusive ticket deals
- 20 Covered bus shelters
- 65 South Shields Ferry connections daily
- The nearest Metro, Northumberland Park, is only 3 minutes ride on the 19 shuttle service and a pleasant 10 minutes walk away on a dedicated traffic free route
- Excellent connection from Northumberland Park and Percy Main Interchange
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Masterplan

- The UK's largest office park
- Home to world class occupiers
- 250 acre parkland setting

12a



Floor Plans

The large floor plates fitted out to maximise the efficiency of the workspace, creating a stylish working environment.

12a



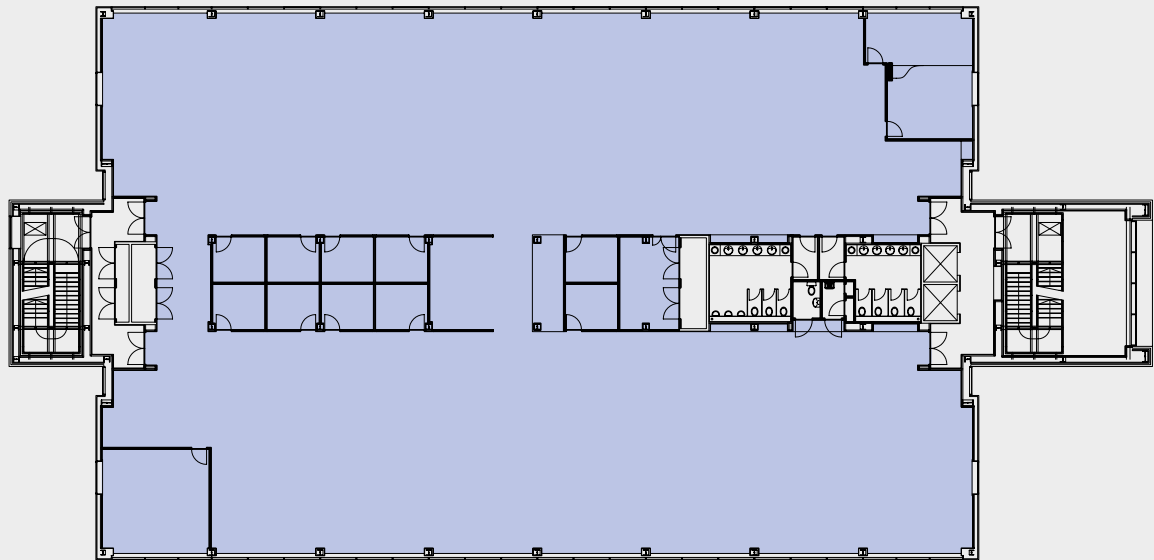
254 car parking spaces

Cobalt 12a

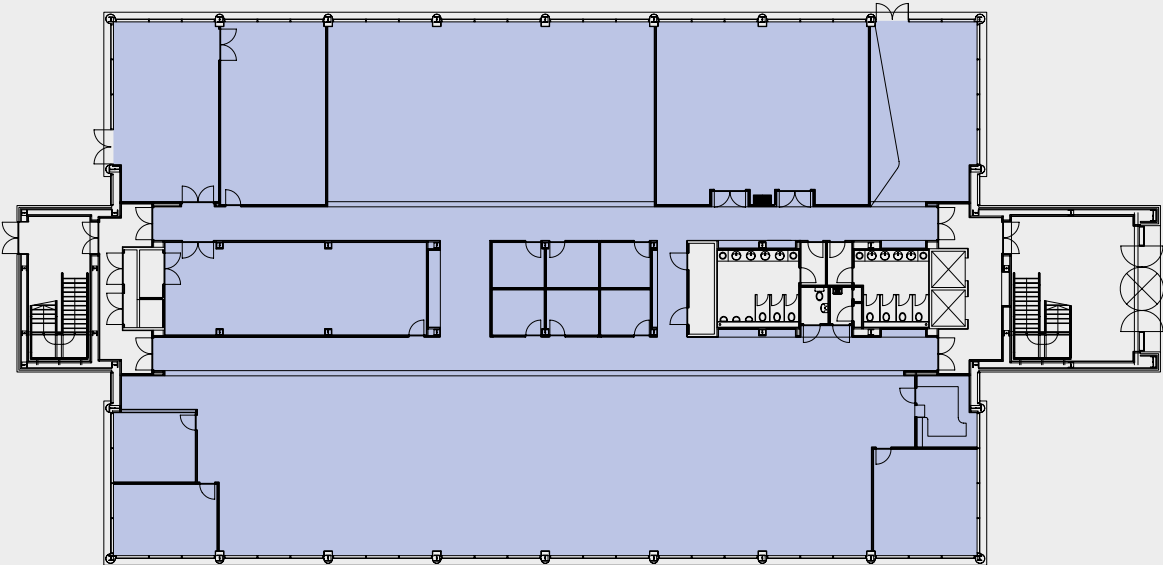
Net Internal Floor Areas (NIA)
(4 storey)

	sq m	sq ft
Ground Reception	47.69	513
Ground	1,303.99	14,036
First Floor	1,303.99	14,036
Second Floor	1,303.99	14,036
Third Floor	1,303.99	14,036
Total	5,263.65	56,657

254 Car parking spaces (parking ratio 1:223 sq ft)



First Floor



Ground Floor

Specification

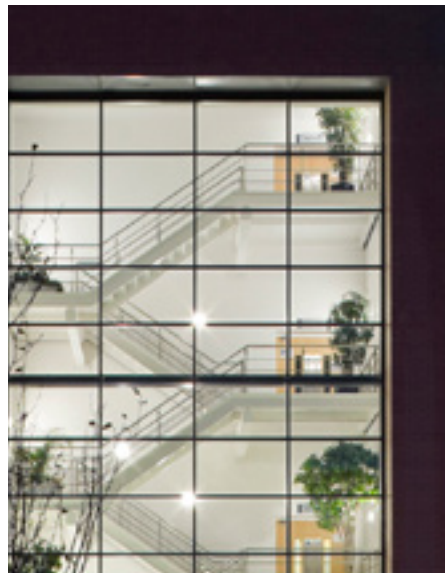
A light and spacious environment with an outstanding level of specification

12a



Cobalt 12a is constructed to a high specification which includes:

- Air conditioning
- Perimeter radiators
- Suspended metal tile ceiling with recessed lighting
- Full height atrium
- 2 x 12 person passenger lifts, 900kg
- 3m clear floor to ceiling height
- 1.5m planning module
- 6m structural grid
- 254 dedicated car park spaces
- Fully DDA compliant
- EPC rating: F139
- Kitchen facilities



Amenities

Cobalt’s unrivalled level of amenity means everything you need is close at hand

12a



- Village Hotel & Leisure Club**
- 157-bedrooms
 - The Victory Pub and Kitchen
 - Buca di Beppo - Italian theme restaurant
 - Starbucks Coffee
 - 25m heated indoor pool
 - Cardio Zone
 - Sauna
 - Jacuzzi
 - Sun showers
 - Toning tables
 - Fitness & aerobic studio
 - HealthWorks - health and beauty studio

- Busy Bees**
- 100 place Day Nursery and Creche

- North Tyneside Council Offices**
- Restaurant
 - Cash Machine

- Cobalt Central**
- Retail Centre
 - Tesco Express Supermarket
 - Greggs
 - Quiznos Sandwich Bar
 - Spud & Lettuce
 - Chisholm
 - More Cobalt Travel and Information Centre
 - Cobalt Management Suite
- Cobalt Business Exchange & Conference Centre (CBX)**
- 500 delegate state-of-the-art Conference Centre
 - Boardroom and Meeting Rooms
 - Starbucks Cafe

- Northumberland Park**
- Sainsbury's
 - Fish & Chip Shop
 - Pharmacy
 - Stan James
 - Northumberland Tiles and Bathrooms
 - Coffee Shop
 - Subway
 - Kirsha Knowles Hair & Beauty

- Silverlink Shopping Park**
- Nando's
 - Bella Italia
 - McDonald's
 - Pizza Hut
 - Frankie & Benny's
 - Odeon
 - Marks & Spencer
 - Boots
 - Next
 - Outfit
 - New Look
 - River Island
 - Mothercare
 - JD Sports
 - SportsDirect.com
 - ScS Sofas
 - Argos
 - Currys
 - Comet / Game
 - Benson for Beds
 - Storey Carpets
 - Halfords
 - Poundworld





By Road

Cobalt Park is situated immediately to the east of the A19 which enables quick, easy and effective access to the north of the region. It links with the A1 to the north at Seaton Burn and to the south via the Tyne Tunnel at Dishforth. The A19 also provides dual carriageway access to Sunderland, County Durham and Teesside.

The new Tyne Tunnel is now open providing a dual carriageway through each tunnel.

By Bus

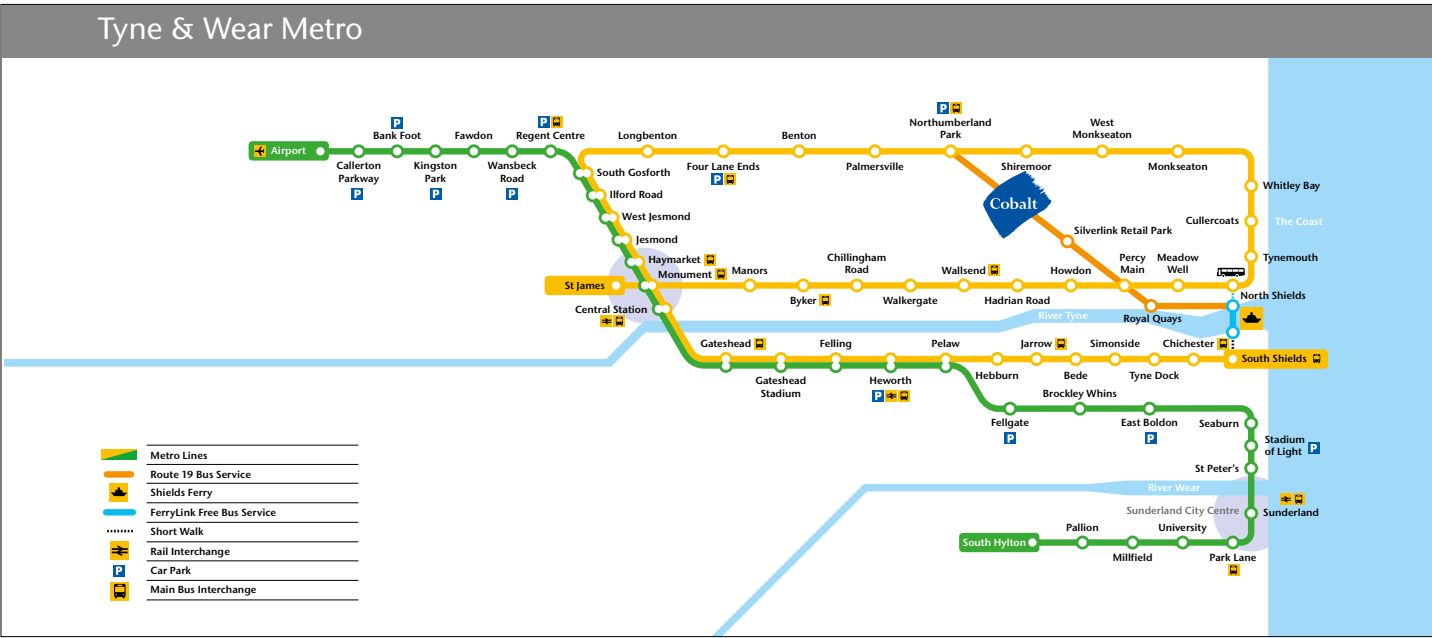
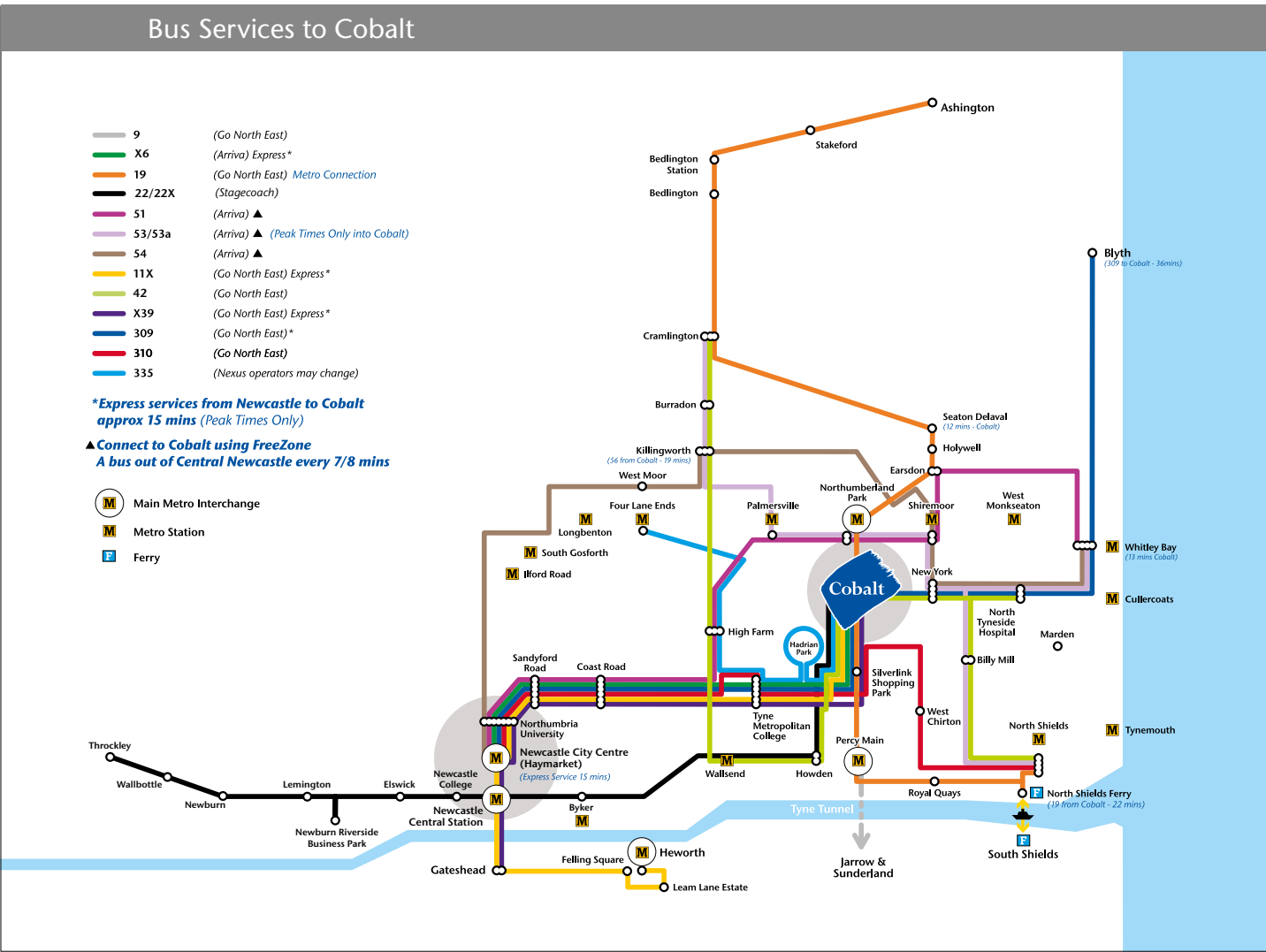
We believe that you will be pleasantly surprised with the quantity and exceptional quality of new buses on Cobalt routes.

- Nearly 1000 buses servicing the area daily
- 452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance
- Connections throughout Cobalt are free on any bus service within the Cobalt FreeZone
- Buses from 6am to midnight
- Exclusive ticket deals
- 20 covered bus shelters with additional bus information, real time and next bus information to your mobile phone
- 65 South Shields Ferry connections daily

By Metro

The Tyne & Wear Metro network provides transport links across North and South Tyneside, linking Gateshead, Newcastle and Sunderland.

- The nearest Metro, Northumberland Park, is only 3 mins ride on the 19 shuttle service and a pleasant 10 min walk away on a dedicated traffic free route
- Excellent connetion from Northumberland Park and Percy Main Interchange





Key facts that make Cobalt Park stand out

- Lowest labour costs in the country
- Recruitment catchment of over 1.1 million people
- An established and thriving business community
- World class occupiers
- Excellent car parking ratio
- An unrivalled level of amenity
- Outstanding road and public transport connectivity

SAT NAV REF: NE27 0BY

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