

The Cobalt logo consists of the word "Cobalt" in a white, sans-serif font, positioned inside a blue, irregular, wave-like shape. The background of the entire advertisement is a photograph of a modern office building with a brick facade and large glass windows, featuring vertical glass fins. The sky is clear blue, and the sun is visible, creating a lens flare effect.

Cobalt

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TO LET.

63,507 sq ft (5,900 sq m) headquarters office building at Cobalt Park, Newcastle

www.cobaltpark.co.uk

Cobalt 30

63,507 sq ft (5,900 sq m) of outstanding office accommodation arranged over five, large open plan floors. This new building is prominently located adjacent the A19 offering occupiers superb branding opportunities.

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Location

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

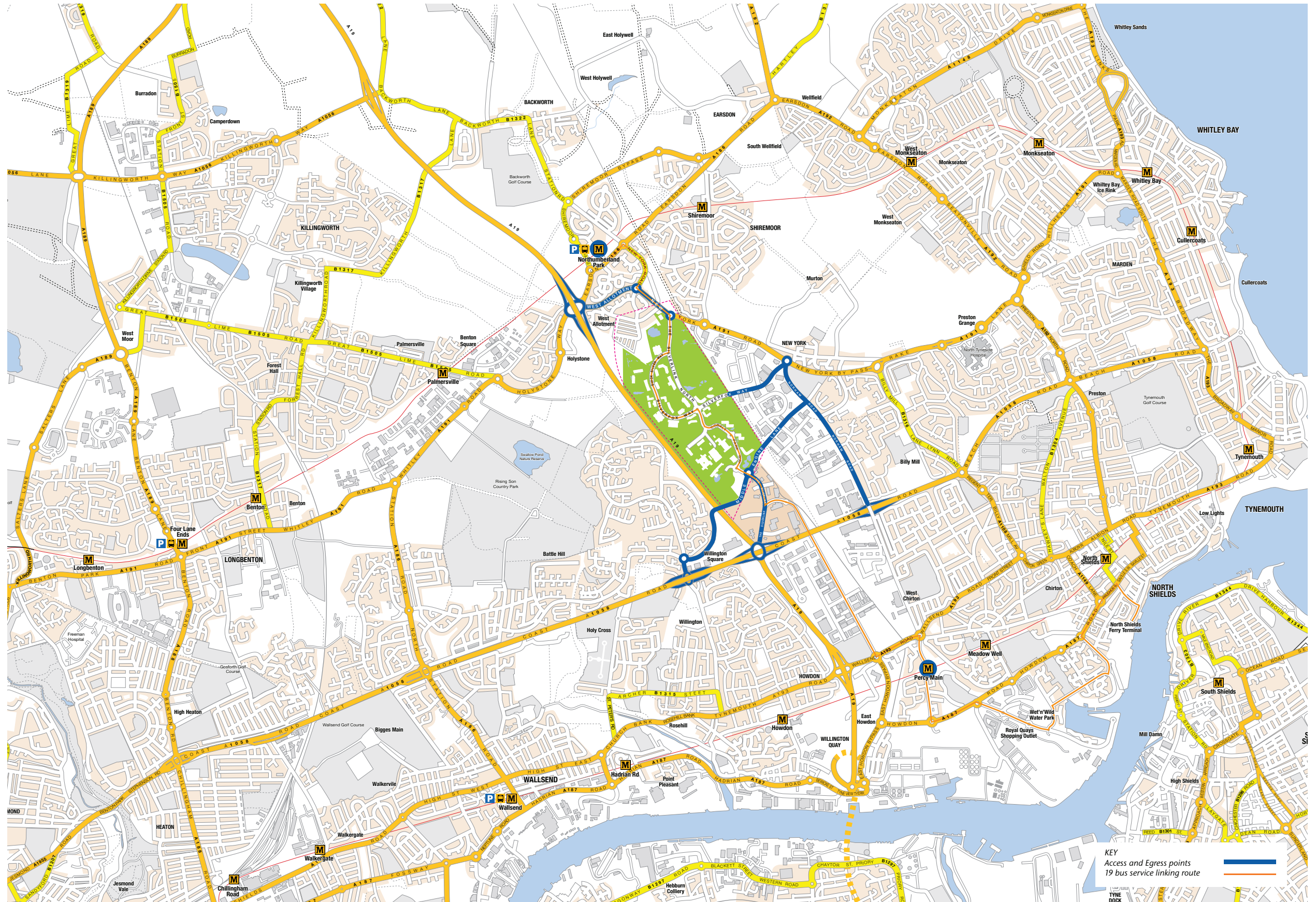
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Accessibility

- 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

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
- Buses from 6am to midnight



Masterplan

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

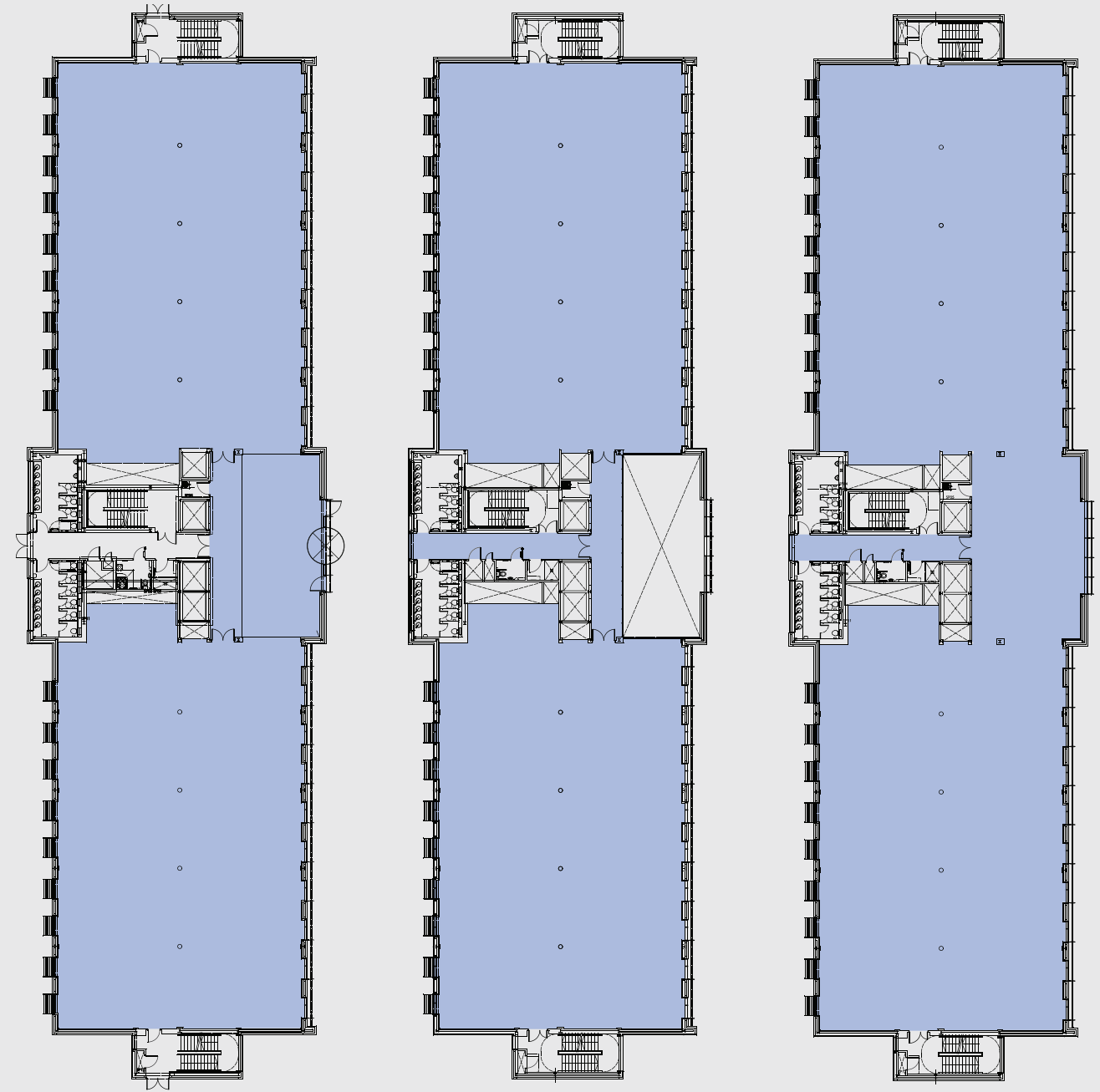
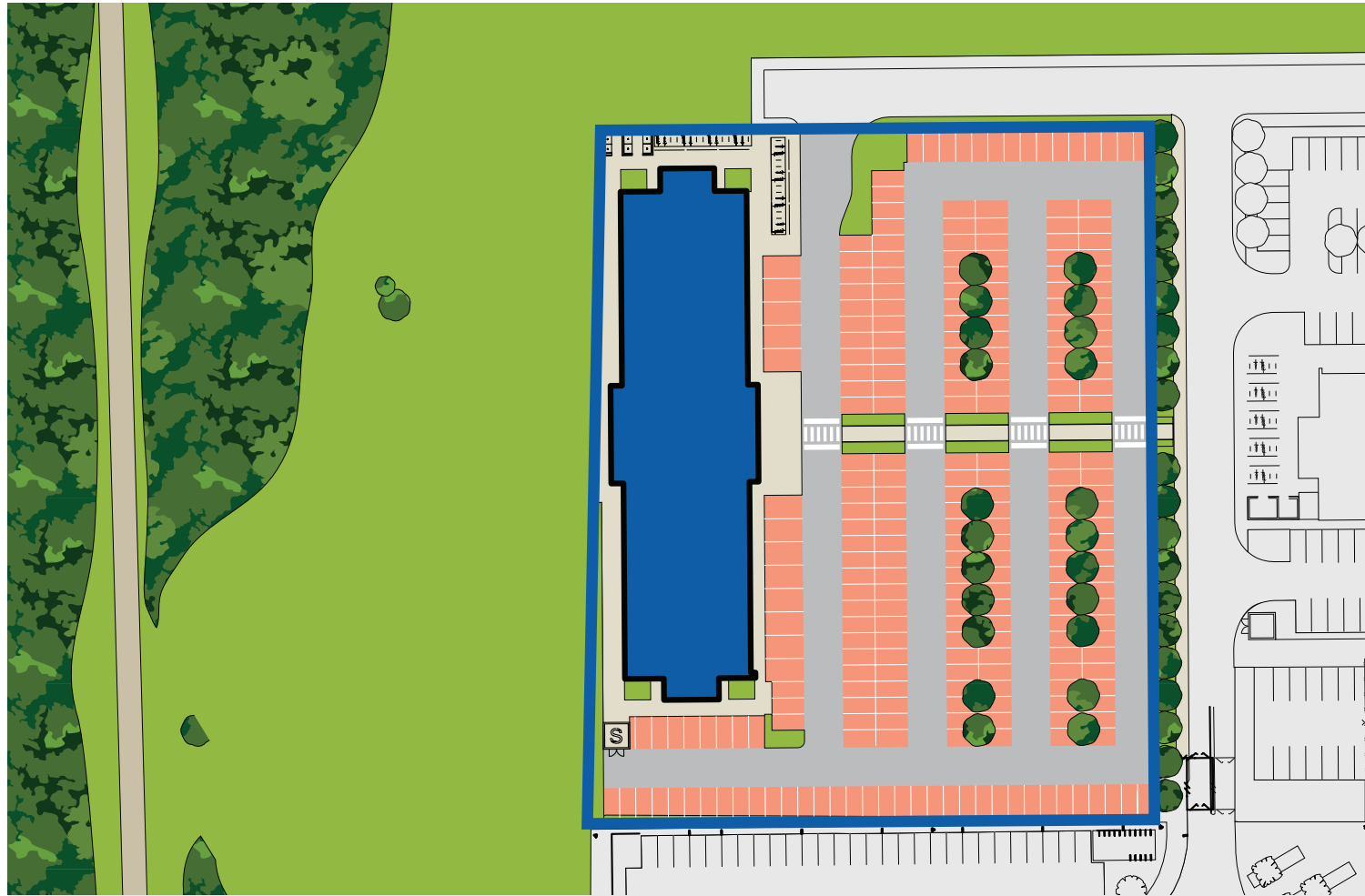
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Floor Plans

Large open plan floor plates, provide flexible and efficient work space over the five floors

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Cobalt 30

Net Internal Floor Areas (NIA)
(5 storey)

	sq ft	sq m
Fourth Floor	13,455	1,250
Third Floor	12,131	1,127
Second Floor	13,455	1,250
First Floor	12,131	1,127
Ground Floor	12,335	1,146
Total	63,507	5,900

259 Car parking spaces (parking ratio 1:246 sq ft)

Ground Floor

1st & 3rd Floor

2nd & 4th Floor

Specification

Cobalt 30 has an outstanding level of specification. No detail has been left to chance, from the use of the highest quality materials and the employment of the latest energy efficiency technologies to stylish door furniture.

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- 5 storeys
- 63,507 sq ft (NIA)
- 259 car park spaces (parking ratio 1:246 sq ft)
- 2 storey height reception and atrium at ground floor and 2 storey high atrium at second floor
- 3 x 13 person passenger lifts
- VRF Air conditioning
- 3m clear floor to ceiling height
- **Suspended ceiling with LG7 lighting incorporating T5 lamp technology**
T5 fluorescent lamps in combination with super-reflective aluminium could increase the efficacy of luminaires for fluorescent lamps by more than 30%
- **B Rated Energy Performance Certificate**
The office is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions
- **BREEAM Excellent**
- Fully DDA compliant



Amenities

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

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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

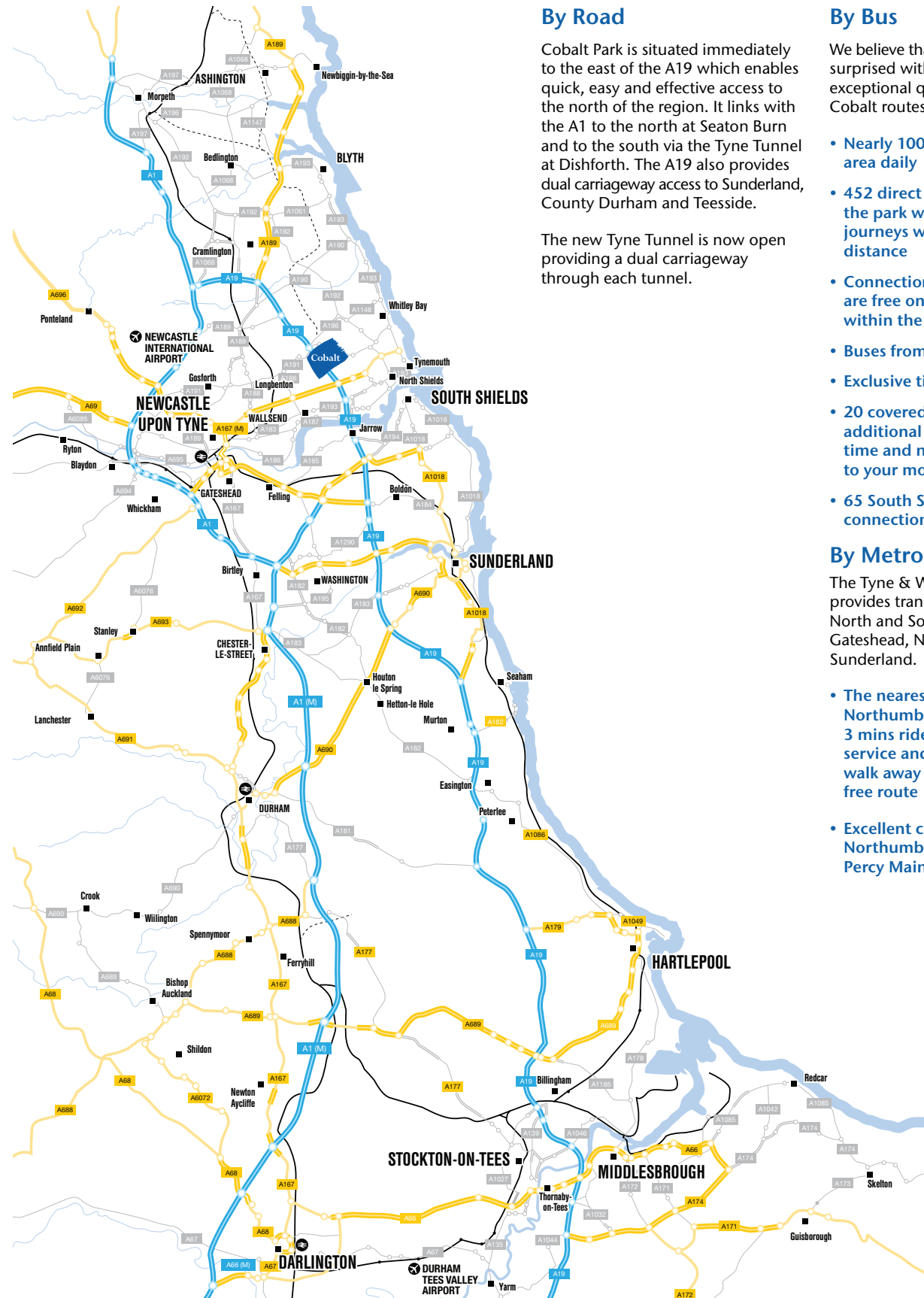
- Nando's
- Bella Italia
- McDonald's
- Pizza Hut
- Frankie & Benny's
- Odeon
- Marks & Spencer
- Boots
- Next
- Outfit
- New Look
- River Island
- Mothercare
- JD Sports
- SportsDirect.com
- ScS Sofas
- Argos
- Curry's
- Comet / Game
- Benson for Beds
- Storey Carpets
- Halfords
- Poundworld



Well Connected

- Immediately adjacent to the A19 access via 2 junctions
- Metro (Northumberland Park) easy and safe 10 minutes walk/3 minutes bus connection
- Approximately 1000 buses serve Cobalt every day

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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

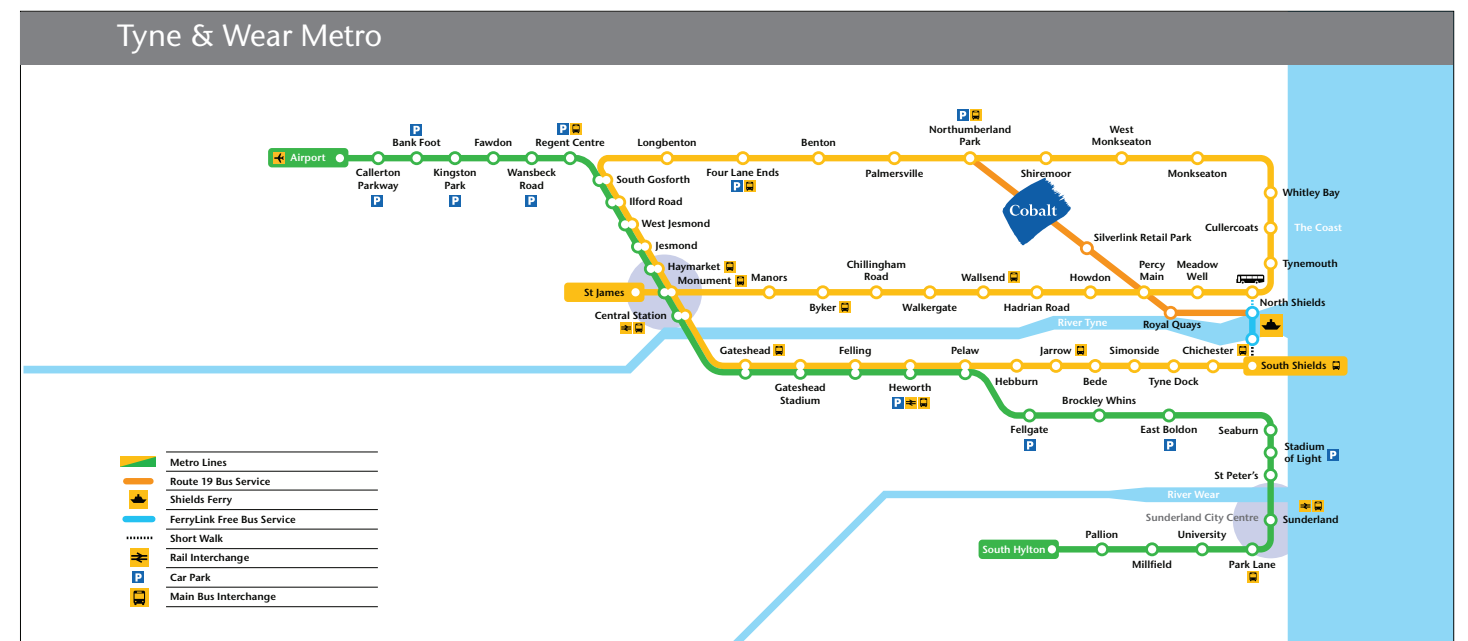
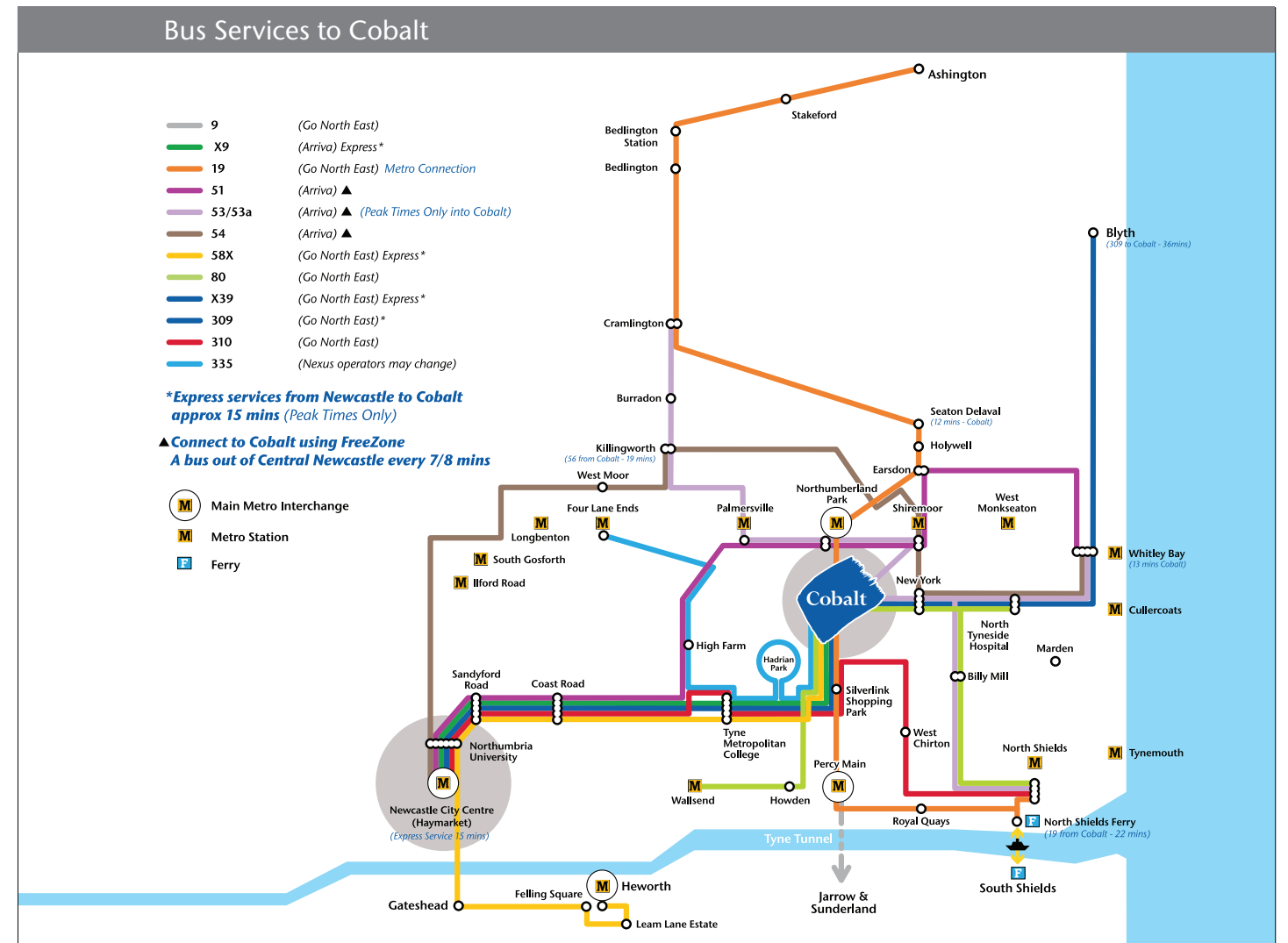
We believe that you will be pleasantly surprised with the quantity and exceptional quality of new buses on Cobalt routes.

- 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 connection 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
- Outstanding financial terms available on award winning buildings
- An established and thriving business community
- World class occupiers
- An unrivalled level of amenity

www.cobaltpark.co.uk



Highbridge Business Park
Limited
020 7494 9401



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