

To let

Cobalt 3.2
Silver Fox Way
Newcastle upon Tyne
NE27 0QJ

June 2018



- Self contained office building
- Fully refurbished office accommodation
- Three storey office building
- Large open plan floor plates
- Double height atrium
- Flexible lease terms
- In the heart of Cobalt Business Park
- Close to A19 / A1058 Coast Road with good transportation links

Cobalt 3.2, Silver Fox Way, Newcastle upon Tyne, NE27 0QJ

Location

Cobalt Business Park is located on an established Business Park close to the A19 with only a 10 minutes drive to Newcastle City Centre. There are excellent transport links with direct buses through the park (1,000 buses daily) and Northumberland Park Metro service being situated a 10 minute walk away or a 3 minutes shuttle ride away to the park.

Description

Cobalt 3.2 is a modern three storey building providing good quality flexible accommodation within an attractive business park setting.

The available accommodation is situated on the Ground and First Floor and has the following specification:

- Double height 6.4m feature reception area
- 70 car parking spaces in total
- Two 8 person passenger lifts
- Full raised access floor with a clear void of 175mm
- Air-conditioning
- Perimeter radiators
- 2.6m floor to ceiling height
- Male, female and disabled toilet facilities located on each floor
- Suspended ceiling with recessed lighting

Accommodation

The accommodation briefly comprises of the following approximate areas:

Property	sq m	sq ft
Ground Floor - West Wing	635	6,833
First Floor - West Wing	630	6,782
First Floor - East Wing	317	3,410
First Floor - Kitchen	44	470
Total	1,626	19,121

Car parking one space per 294 sq ft



Lease Terms

New repairing and insuring leases by way of service charge for a term to be agreed.

Asking Rent

Rent on application.

Rateable Value

To be assessed

EPC

The property has an Energy Performance Certificate rating of D(96).

Legal Costs

Each party to their own reasonable legal costs incurred in the transaction.

VAT

All rents and figures quoted above are exclusive of VAT where chargeable.

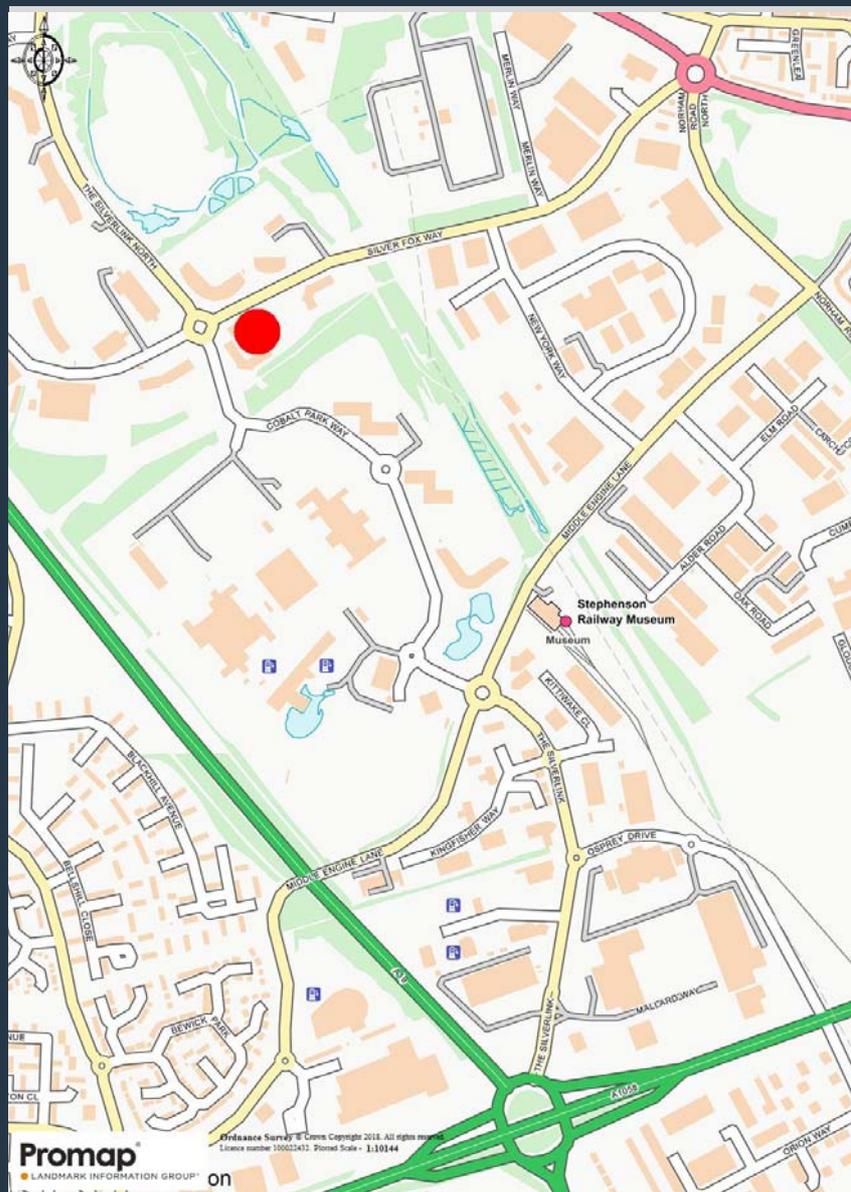
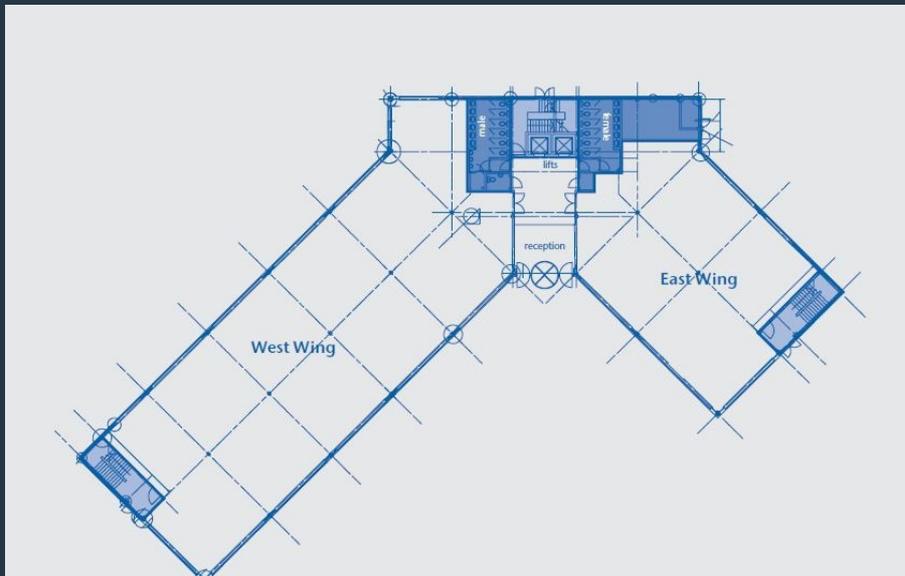
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