

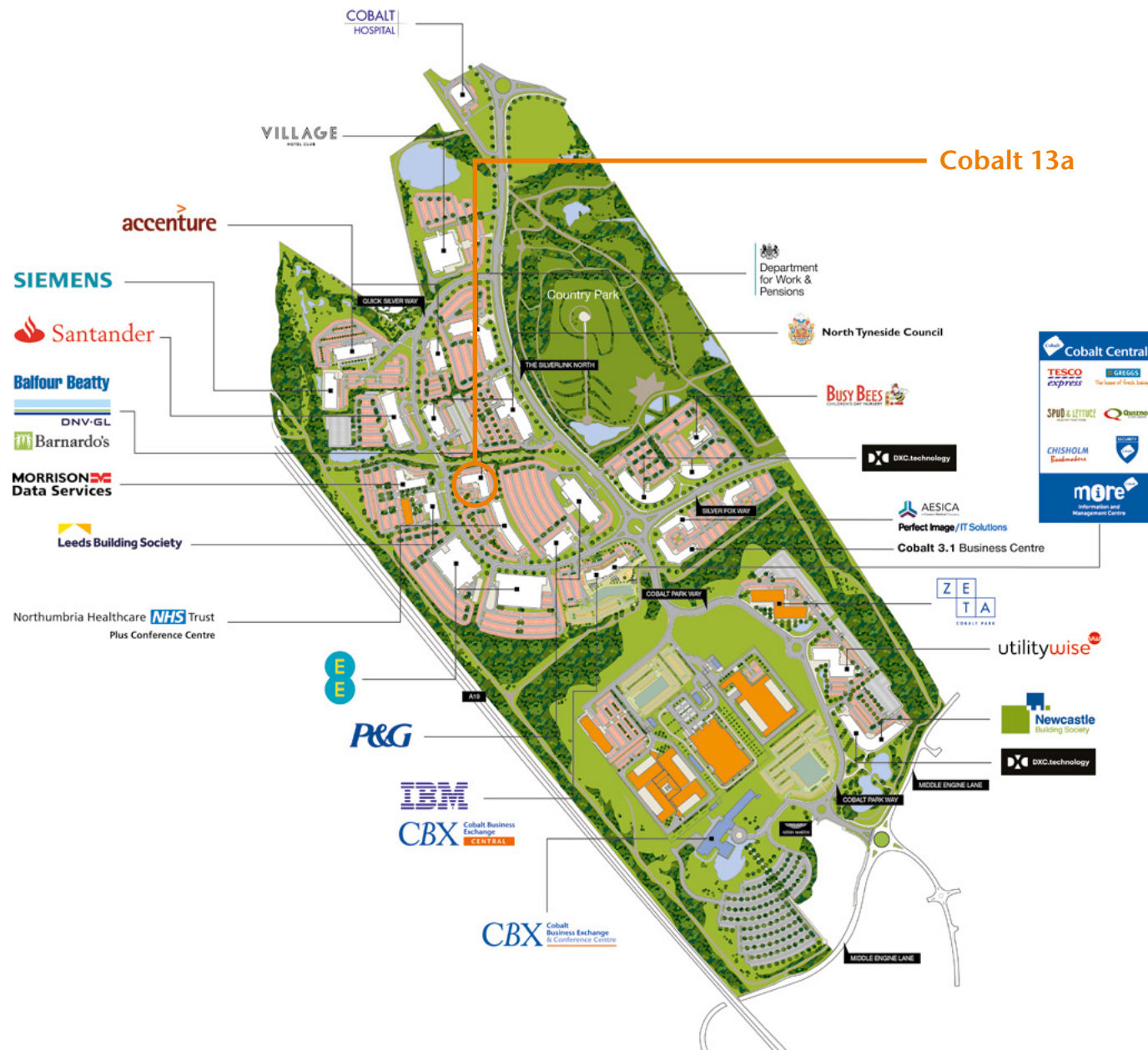


13a

TO LET

Fitted-out offices, from 463.1 sq m (4,985 sq ft) to 1,454.9 sq m (15,661 sq ft) of prestigious office space at Cobalt Park, Newcastle





Cobalt 13a is a state-of-the-art office building comprising two three storey wings, designed around a large central entrance and featuring a dramatic glazed facade.

The available ground floor wing and second floor have been fitted out to a very high standard including glazed partition providing meeting and board room facilities together with fully fitted kitchen and server room. The space benefits from air conditioning and a 3 m floor to ceiling height.

Several major occupiers on the park including Accenture, DXC Technology, Banco Santander, EE, Procter & Gamble, LS Trillium and North Tyneside Council, have taken additional buildings in second phase developments at Cobalt, confirming the merits of the Cobalt Advantage.

There is also a range of on-site facilities which include: Dedicated travel co-ordinators, Cobalt Central the retail centre, Busy Bees Nursery and the Newcastle Village Hotel & Leisure Club.

13a

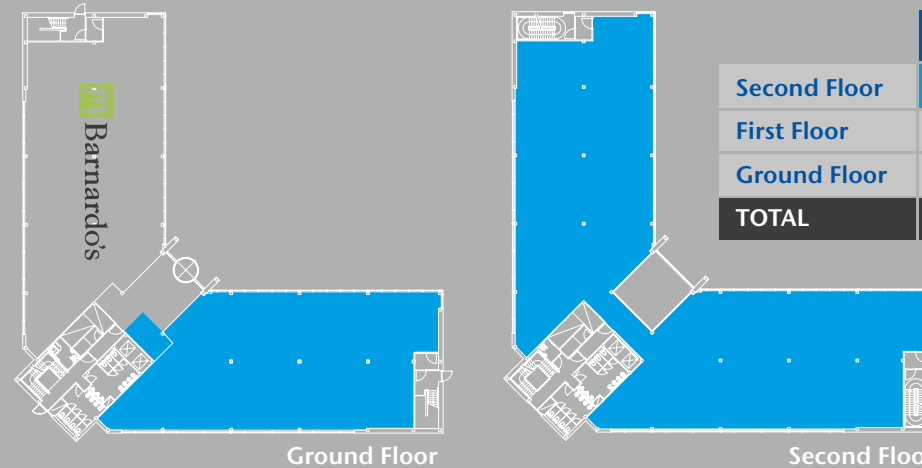
Specification

- Air conditioning
- Full accessed raised floor clear void 150mm
- Suspended ceiling with LG7 lighting
- Double height feature reception and atrium
- 2 x 8 person passenger lifts
- 3m clear floor to ceiling height
- 1.5m planning module
- 6 meter structural grid
- Kitchen
- 63 dedicated car parking spaces (parking ratio 1:245 sq ft) with control barrier
- Fully DDA compliant
- C rated Energy performance Certificate

This 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



Availability



	Wing A	Wing B
Second Floor	991.8 sq m (10,676 sq ft)	
First Floor	Let to DNV	
Ground Floor	Let to Barnardo's	463.1 sq m (4,985 sq ft)
TOTAL	1,454.9 sq m (15,661 sq ft)	





Ground Floor



Finished to a high quality



Glazed partition meeting and board rooms



Modern kitchen area



Ground Floor

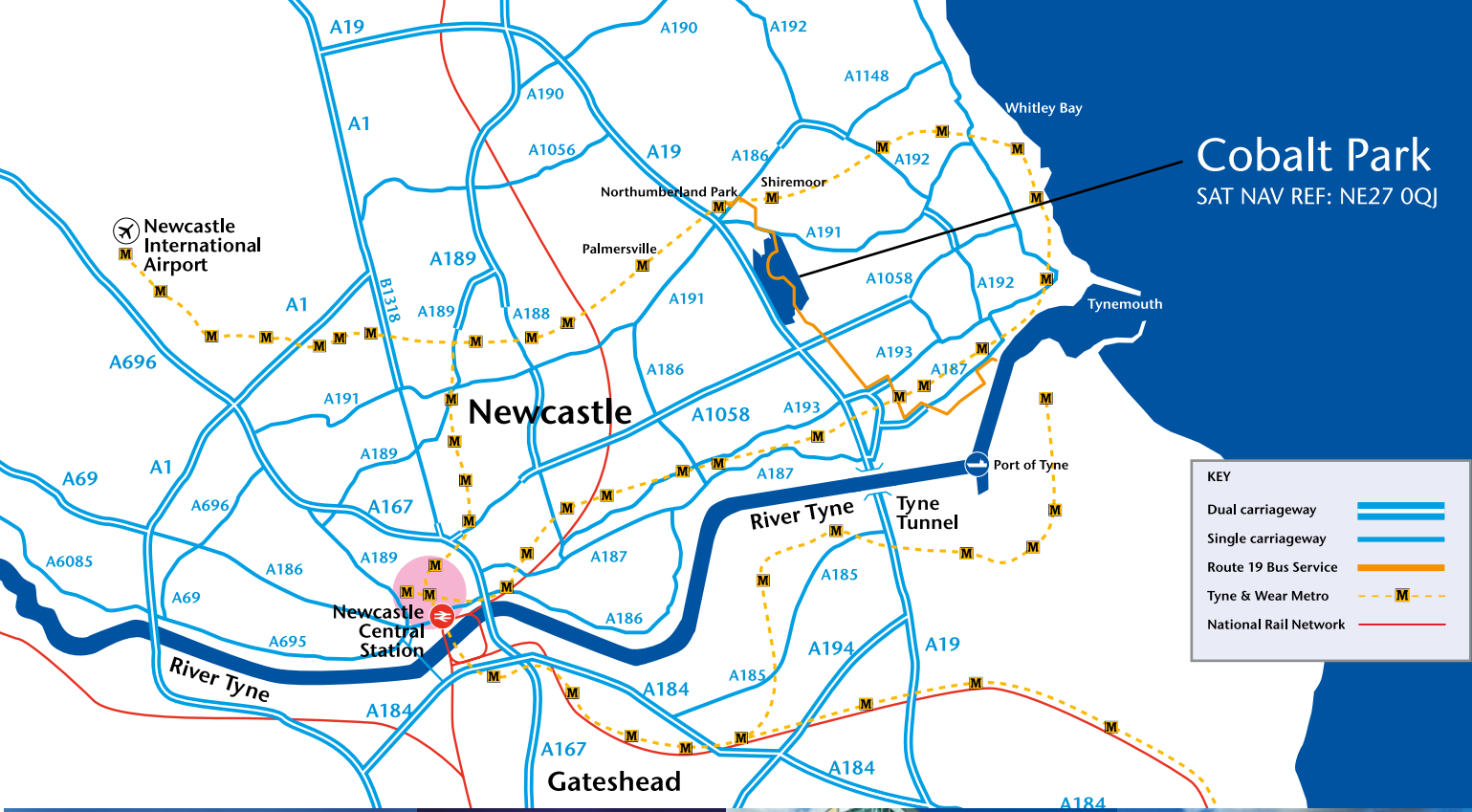
13a



Double height feature reception and atrium



Open floor plates with perimeter storage



Misrepresentation Act 1967: BNP Paribas Real Estate Advisory & Property Management UK Limited for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that:

1. These particulars do not constitute, nor constitute any part of, an offer or contract.
2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact.
3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
4. The vendor(s) or lessor(s) do not make or give and neither BNP Paribas Real Estate Advisory & Property Management UK Limited nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. **Finance Act 2013:** Unless otherwise stated all prices and rents are quote exclusive of VAT. **The Business Protection from Misleading Marketing Regulations 2008:** These details are believed to be correct at the time of compilation but may be subject to subsequent amendment.

BNP PARIBAS REAL ESTATE

0191 232 8127
realestate.bnpparibas.co.uk