



**To Let  
Level 4  
Cobalt Park Business Exchange  
Cobalt Park  
Newcastle upon Tyne  
NE28 9NZ**

**Fully refurbished office space**

**From 743.22 sq m (8,000 sq ft) to 2,136.76 sq m (23,000 sq ft)**



- Situated on the southern entrance of Cobalt Park
- Excellent in site car parking provision
- Adjacent to the A19

## Location

The property is located on Cobalt Park, approximately 6 miles east of Newcastle city centre.

The site benefits from excellent transport links. The A19 runs adjacent to the Park, with links to the A1(M) to the north at the Seaton Burn Interchange and south via the Tyne Tunnel and the A194.

There are a number of regular bus routes (29 buses per hour) that run into the Park from the surrounding areas in both Tyne and Wear and Northumberland.

There are nearby Metro stations at Northumberland Park and Percy Main.

The Park is also situated only 7 miles away from Newcastle Central Station, and 11 miles from Newcastle International Airport.

## Description

The property provides a 4 storey office building positioned prominently at the southern entrance to the Park within well landscaped grounds.

The ground floor provides a designated manned reception with waiting area together three 13 person lifts. The ground floor also provides a coffee shop and members gym.



*Reception area*



*Coffee Shop*

The available accommodation is provided on the 4<sup>th</sup> floor and will be refurbished to provide the following specification:

- 3m floor to ceiling height
- Regular rectangular floor plate
- Air conditioning
- Suspended ceiling
- LED lighting
- DDA compliant
- 24/7 access

In addition, there are over 1000 car park spaces for the building.



*Gym*



*Coffee Shop*

## Accommodation

The accommodation provides the following net internal areas:

Atrium	185.80 sq m	(2,000 sq ft)
Suite F4	743.22 sq m	(8,000 sq ft)
Suite FL	1,207.74 sq m	(13,000 sq ft)
Total	2,136.76 sq m	(23,000 sq ft)

## Services

The properties benefit from all main services.

## Rateable Value

The Rateable Value for the property is £217,000

## Terms

The premises are available by way of new full repairing and insuring lease(s) for a minimum term of five years.

You should be aware that the Code of Practices for commercial leases in England and Wales strongly recommend you seek advice from a qualified surveyor, solicitor or license conveyancer before agreeing or signing a business agreement.

The code is available through professional institutions and trade associations or through the website [www.commercialleasecodeew.co.uk](http://www.commercialleasecodeew.co.uk).

## Rent

The property is available at a rent of £15.00 per sq ft.

## Service Charge

A Service Charge will be recoverable from the occupier for upkeep and maintenance of the building, estate and car park. Further details on application.

## Energy Performance Certificate

To be confirmed.

## VAT

All figures within these terms are exclusive of VAT where chargeable.

## Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

## Contact Details, Viewing and Further Information

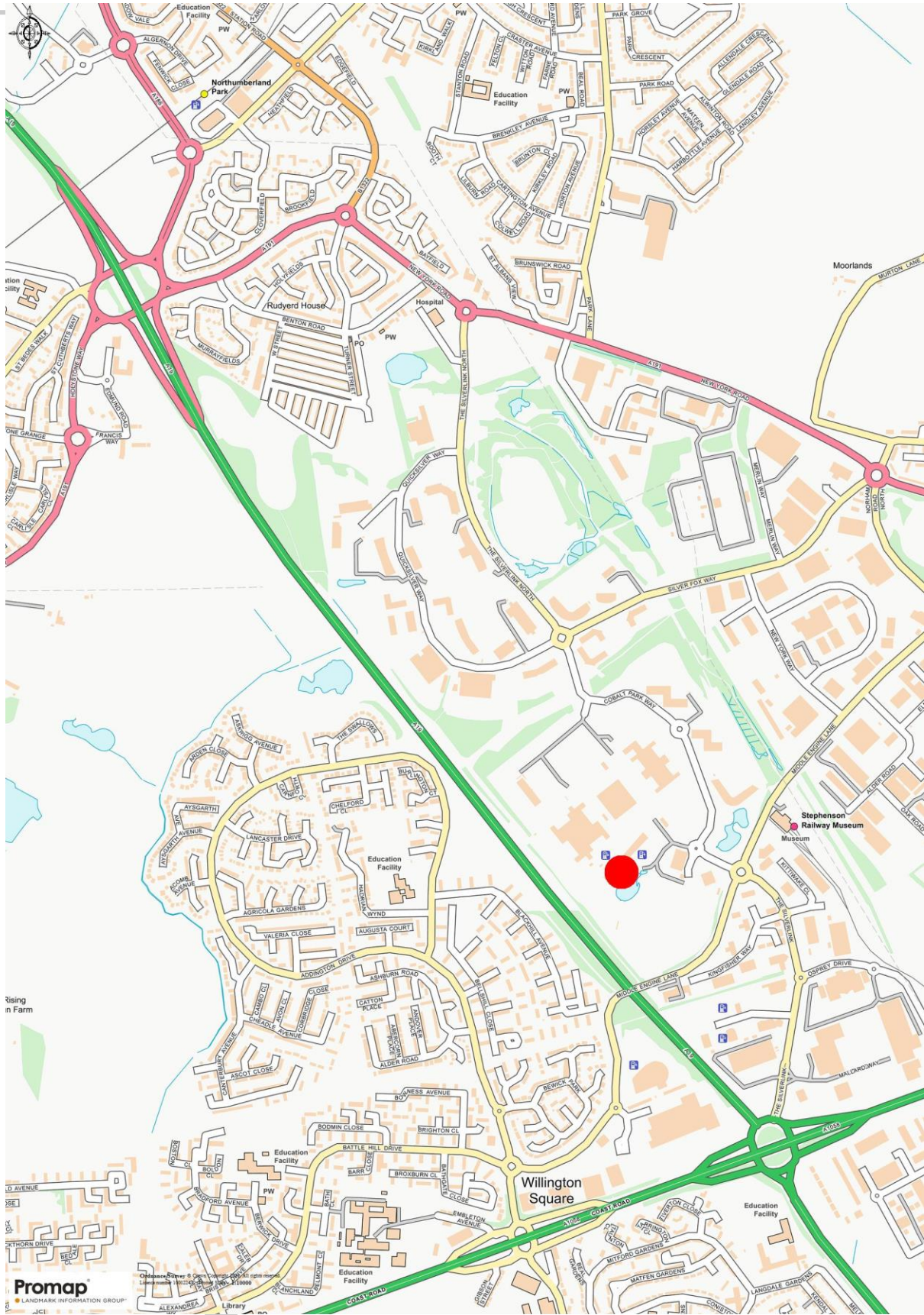
Strictly by prior appointment via sole agents BNP Paribas Real Estate.

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Subject to Contract  
March 2019





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