

To let

Cobalt 3.1
Silver Fox Way
Newcastle upon Tyne
NE27 0QJ

June 2018



- Fully refurbished office accommodation
- Three storey office building
- Small suites available from 300 sq ft
- Flexible lease terms
- Double height atrium
- In the heart of Cobalt Business Park
- Close to A19 / A1058 Coast Road with good transportation links

Cobalt 3.1, 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 3.1 is a modern three storey building providing good quality flexible accommodation within an attractive business park setting.

The property is situated on the Ground Floor and has the following specification:

- Double height 6.4m feature reception area
- 40 car parking spaces
- 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 - East Wing	634	6,820
Ground Floor - West Wing	176	1,898
Second Floor - West Wing	136	1,467
Second Floor - West Wing	50	539

Suites available from 300 sq ft

40 car parking spaces (parking ratio 1:321 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(100)

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.

For further information please contact GVA or our joint agents Naylor's:

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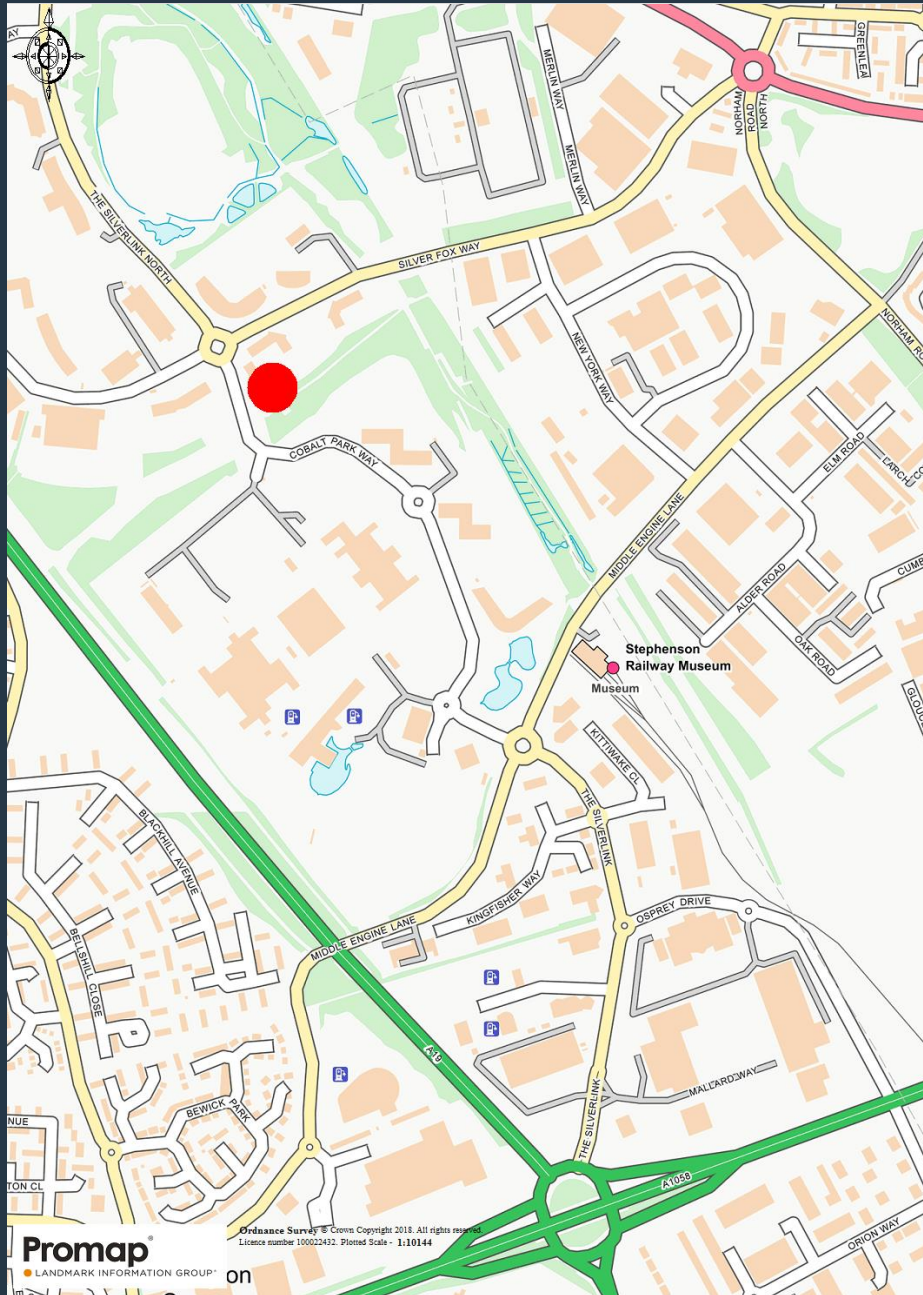
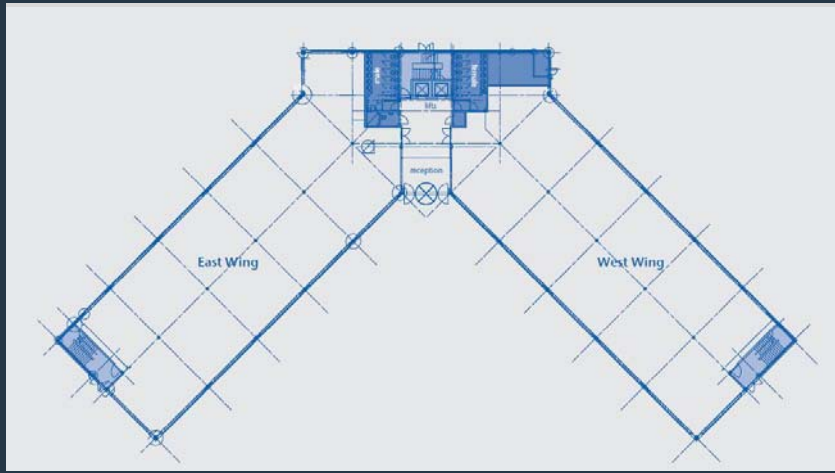
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