

To let

Cobalt 3.3
Silver Fox Way
Newcastle upon Tyne
NE27 0QJ

June 2018



- Fully refurbished office accommodation
- Two storey office building
- Large open plan floor plates
- Double height atrium
- In the heart of Cobalt Business Park
- Close to A19 / A1058 Coast Road with good transportation links
- **Sale may be considered**

Cobalt 3.3, 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 3.3 is a modern two storey building providing good quality flexible accommodation within an attractive business park setting.

The accommodation is situated within Reception, Ground and First Floor and has the following specification:

- Double height 6.4m feature reception area
- 115 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
- Shower facility

Accommodation

The accommodation briefly comprises of the following approximate areas:

Property	sq m	sq ft
Ground Floor - West Wing	324	3,492
Ground Floor - East Wing	598	6,433
First Floor - West Wing	327	3,520
First Floor - East Wing	642	6,906
Total	1,891	20,331

115 car parking spaces (parking ratio 1:180 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(63).

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.

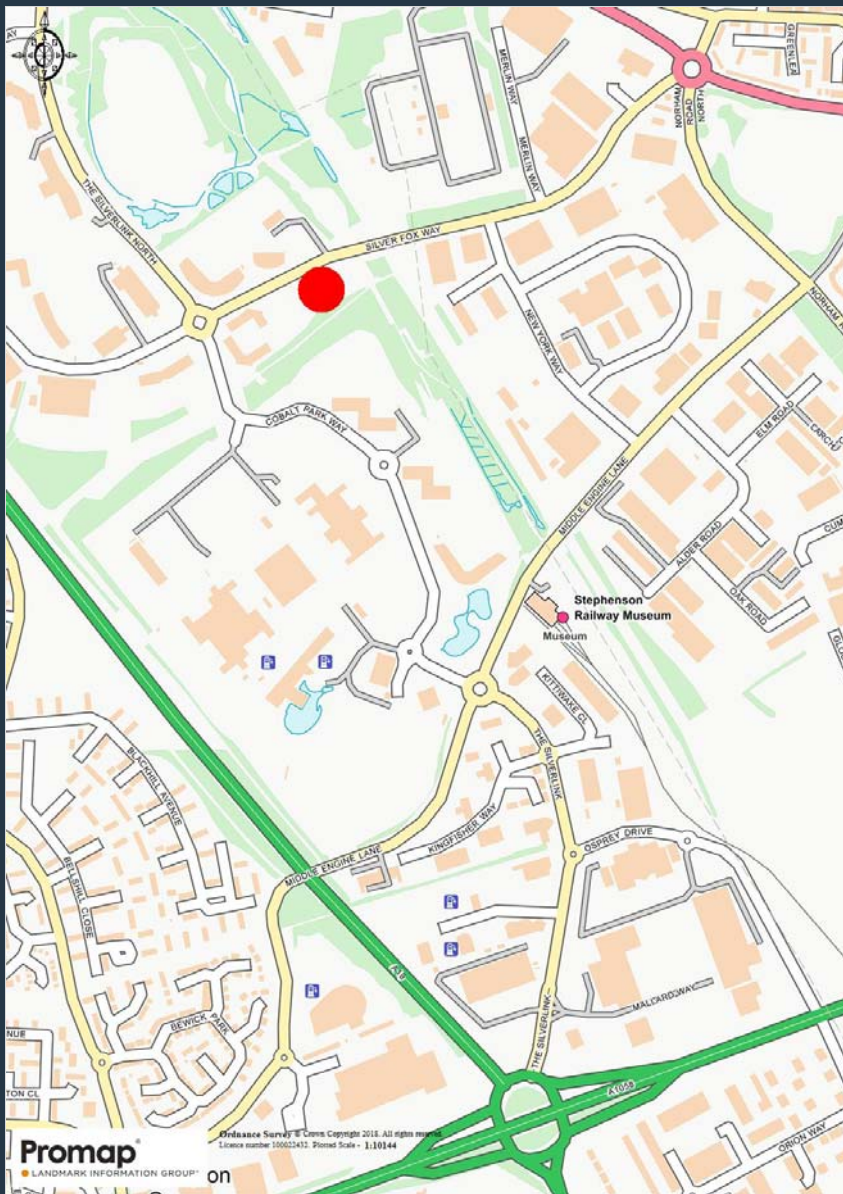
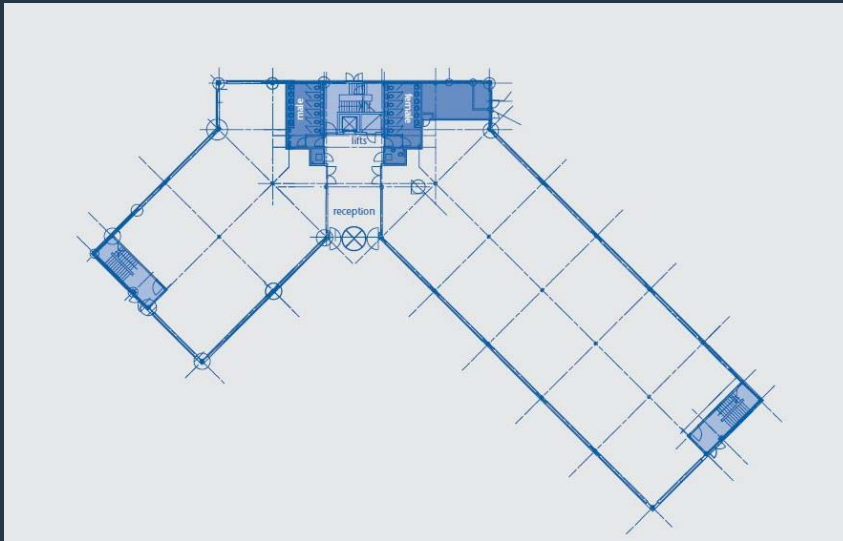
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