

TO LET

COBALT 13A

PART FIRST FLOOR AVAILABLE

COBALT BUSINESS PARK

NEWCASTLE UPON TYNE, NE27 0QJ



4,958 SQ FT BY WAY OF A SUB LEASE

XX PARKING SPACES

CBRE



- Feature reception with double height glazing
- Full access raised floor
- 2 x 8 person passenger lifts
- Air conditioning
- DDA compliant
- Car parking

1ST FLOOR WING A - 4,958 SQ FT





SCHEDULE OF ACCOMMODATION

	sq m	sq ft
Part 1st floor (Wing A)	463.1	4,985

SERVICE CHARGE

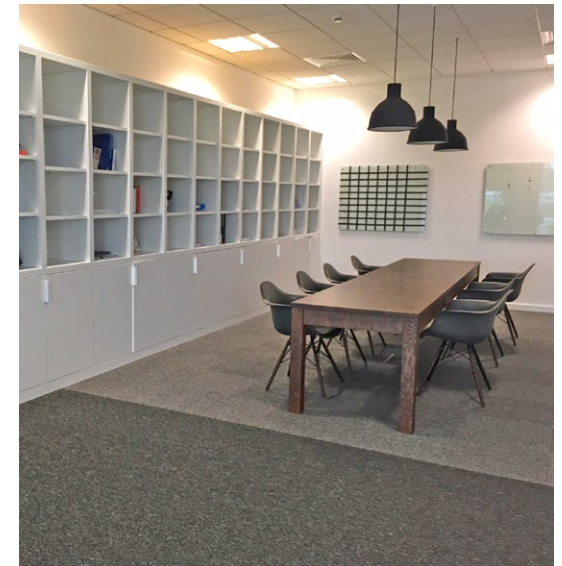
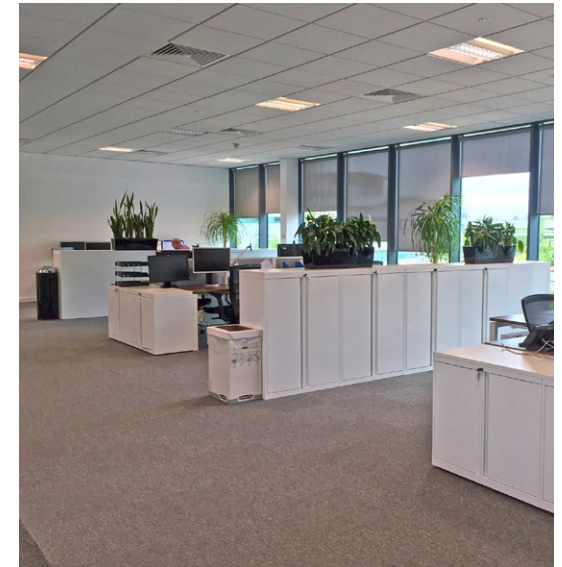
The sub tenant will be responsible for the payment of a service charge for the repair, maintenance, management and upkeep of the common areas of the building. Please contact the sole agent for further details.

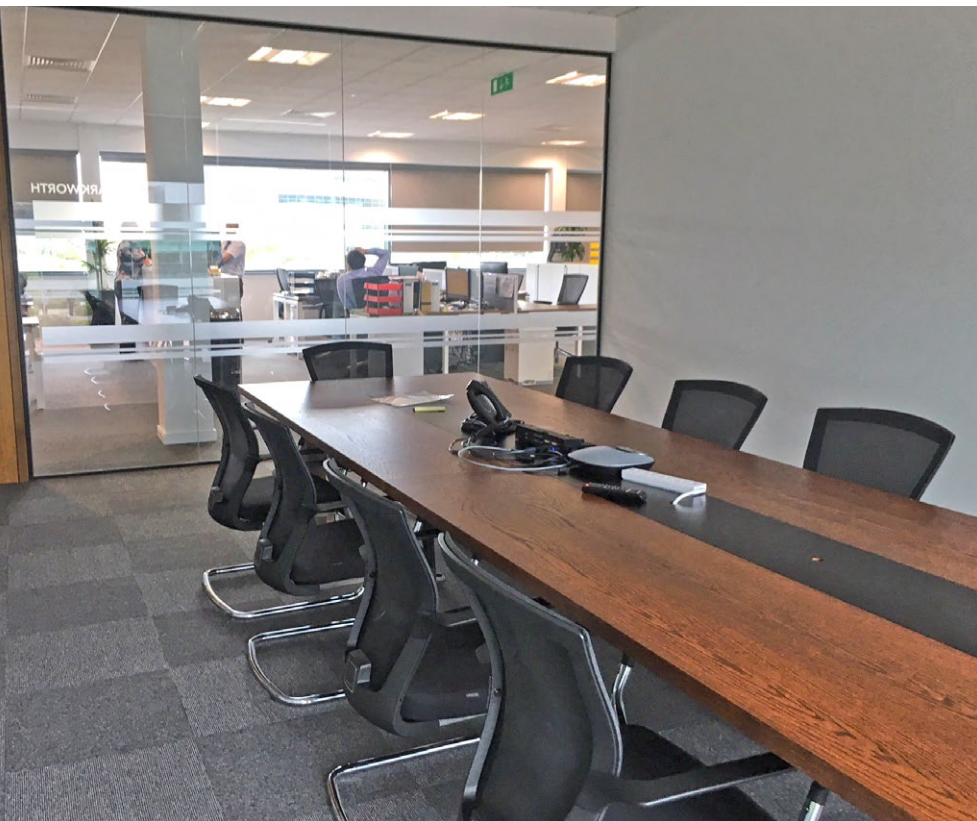
RATEABLE VALUE

The ingoing tenant will be responsible for all rates and taxes levied on the accommodation . We advise that interested parties make their own enquiries to the Local Rating Authority.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.





EPC

The property has an EPC rating of C.

VAT

All prices are exclusive of VAT.

TERMS

We are able to offer the suite on a sub lease for a maximum term expiring September 2024. Please contact the sole agents for further details.

FURTHER INFORMATION

For further information or to arrange a viewing please contact the sole letting agents:



CONTACT US

CLAIR MCGOWAN

Advisory & Transaction Services

DD: 0113 394 8878

M: 07920 532468

clair.mcgowan@cbre.com

ALEX HAILEY

Advisory & Transaction Services

DD: 0113 394 8814

M: 07917 168676

alex.hailey@cbre.com

SUBJECT TO CONTRACT Disclaimer: CBRE Limited, October 2018

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