

CO8ALT^{PARK}

8 Cobalt Park, Newcastle upon Tyne NE27 0QJ



Prime, **Grade A** offices

Fully Fitted Office Immediately Available

UP TO 40,256 SQ FT OF REFURBISHED
GRADE A OFFICE SPACE

C08ALT PARK

- Double height reception and atrium
- Two, 8 person passenger lifts



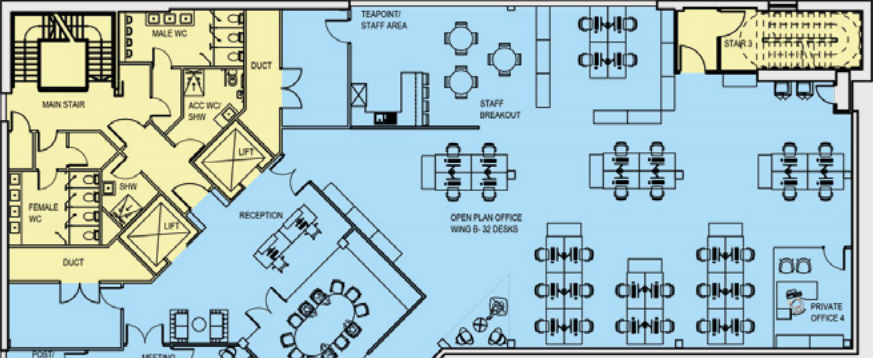
**BREEAM RATING OF
'EPC B'**

- Excellent shower facilities with dedicated lockers



- Newly fitted LED lighting throughout
- Brand new VRF air conditioning

- 3m clear floor to ceiling height
- Reconfigured and brand new male, female and disabled toilets on each floor

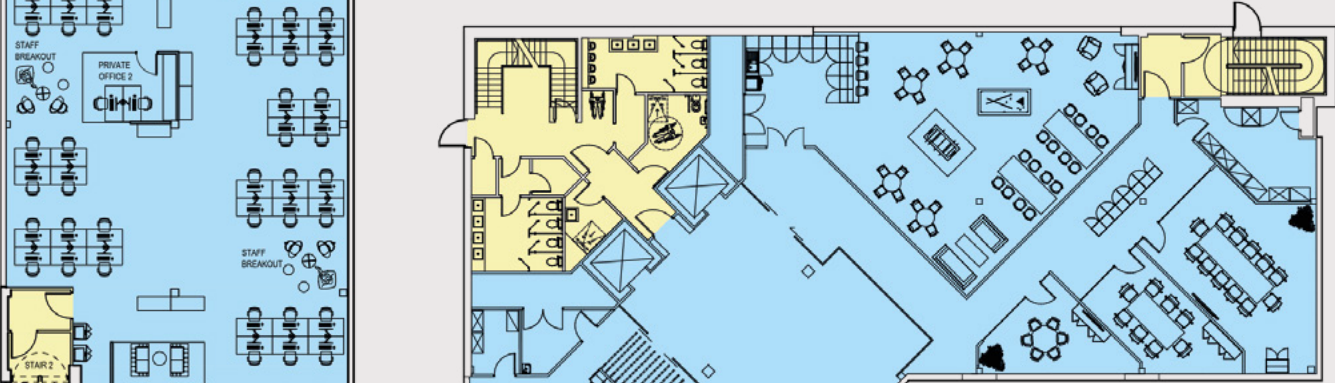


POSSIBLE FLOOR PLAN

Work place density based on 10 m sq per desk

$936.3 \text{ m}^2 / 10 = 93.6 \text{ desk space}$

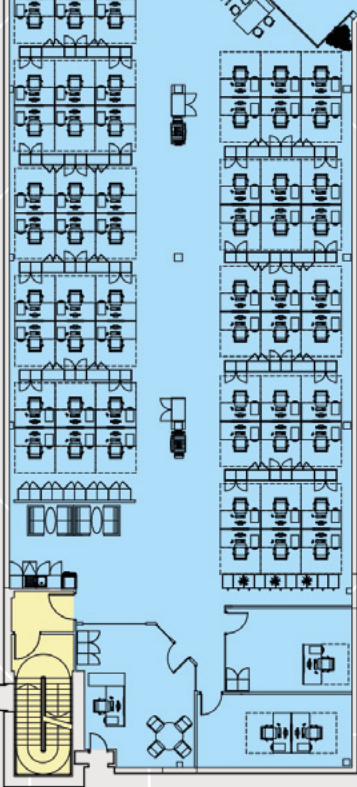
- Open plan office x 88
- Private office x 6
- Total = 94 desk spaces



BREAK OUT / MEETING ROOM WING

GROUND FLOOR PLAN

The ground floor has been fitted out to a very high standard and is available for immediate occupation.



WORK ZONE

**YOUR SPACE
YOUR RULES**

The decision is yours, whether you wish to keep the floorplate clean and open plan, or divide your team with partitions.

The property provides highly specified Grade A office accommodation arranged around a centrally located core, allowing the flexibility to split each floor into two wings.

DEMISE	SUITE	SQ M	(SQ FT)
Ground	A	548.6	(5,905)
	B	320.1	(3,445)
First	A	Let to ABCA Systems	
	B	357.3	(3,846)
Second	A	573.9	(6,178)
	B	394.7	(4,249)
Third	A	971.2	(10,454)
TOTAL		3,165.8	(34,445)



Break Out / Meeting Room Wing



Work Zone

CO8ALT PARK



Newcastle	10 minutes drive
London	2 hr 40 min. by train
Edinburgh	1 hr 30 min. by train
Manchester	2 hr 20 min. by train
Paris	2 hr flight
Rome	3 hr flight

CLOSER THAN YOU THINK



Nearly 1,000 buses servicing the area daily. Buses from 6am to midnight with exclusive ticket deals available.



Cobalt is connected to the local road network via 5 separate access/egress routes, located on the A19 only 10 minutes drive from central Newcastle.



Proposed new Cobalt Metro Station and Silverlink extension. Northumberland Park is only 3 minutes ride on the 19 shuttle service.



A multitude of gyms and wellness facilities within touching distance.



Newcastle International Airport, is the region's largest airport handling five million passengers a year and serving 18 domestic locations. This airport is a 15 minute drive from Cobalt park.



Aside from exceptional on site facilities, Cobalt is just a short distance from the Silverlink retail park.

THE NORTH EAST

- 72,000 graduates every year ensures access to a large, young and skilled workforce
- One of the friendliest places in the country
- A booming tech industry
- Staff costs are 10% lower than the national average
- Newcastle is one of the most vibrant and cultural cities in the UK
- With the comparative low cost of living, the North-East is quickly becoming a highly attractive location for many



All the amenities you would expect from the UK's largest business park.

Amenities on the park include a Tesco Express, Greggs, Cobalt Coffee and Deli, Eat4Less and a Busy Bees day nursery. The nearby Silverlink Retail Park provides excellent retail and leisure facilities, including Odeon cinema, Halfords, Next and M&S.

The Village Hotel, together with luxury spa and Gym, is located at the northern entrance to Cobalt Park, just five minutes walk from 8 Cobalt.

There's unparalleled access to the local road network and national motorways via 5 separate access/egress routes - essential to ensure free movement at peak times.

Cobalt is located on the A19 only 10 minutes drive from central Newcastle and within a 5 minute drive to the A1.

Nearly 1,000 buses servicing the area daily (452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance). There are exclusive ticket deals and connections throughout

Cobalt including the Cobalt FreeZone. Buses start from as early as 6am until midnight.

Newcastle Central Station is on the East Coast Mainline and offers direct links to all major UK cities. Travelling from the station to Cobalt is very easy via the Metro station located within Central Station.

The adjacent 39-acre biodiversity park means you will never be too far from a spot of nature and a bit of fresh air.





Tyne Tunnel

A19

SAY 'HELLO' TO YOUR NEW NEIGHBOURS...



Perfect Image/IT Solutions



1 CO8ALT PARK

2 Regus

3 Accenture

4 Santander

5 North Tyneside Council

6 Reed Recruitment and Neutron

7 Northumbria NHS

8 Leeds Building Society

9 Morrison Data Service

10 EE

11 P&G

12 Busy Bees Nursery

13 DXC Technology

14 Perfect Image / IT Solutions

15 Sage

16 Newcastle Building Society

17 Tesco

Greggs

Eat4Less

Cobalt Coffee & Deli

Cobalt Central

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FURTHER INFORMATION & VIEWING

Strictly via joint agents, BNP Paribas Real Estate and Knight Frank.

Reference: 8 Cobalt Park, Newcastle upon Tyne NE27 0QJ.



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