



Level 4 Cobalt Park Business Exchange, Cobalt Park, Newcastle Upon Tyne NE28 9NZ

**TO LET**

Fully refurbished office space

13,000 Sq Ft  
(1,208 Sq M)

# Level 4 Cobalt Park Business Exchange, Cobalt Park, Newcastle Upon Tyne NE28 9NZ

## DESCRIPTION

The property comprises a four 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 with three 13 person lifts, a coffee shop and members gym. In addition, there are over 1000 car park spaces for the building.

The available accommodation is located on the 4th floor and has been refurbished to provide the following specification:

- ✓ **3m floor to ceiling height**
- ✓ **Regular rectangular floor plate**
- ✓ **Cooling system**
- ✓ **Suspended ceiling with recessed lighting**
- ✓ **DDA compliant**
- ✓ **24/7 access**



## 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 nearby Metro stations at Northumberland Park and Percy Main.

## ACCOMMODATION

| Net Internal Areas       | sq ft         | sq m         |
|--------------------------|---------------|--------------|
| Fourth Floor - West Wing | 13,000        | 1,208        |
| <b>Total</b>             | <b>13,000</b> | <b>1,208</b> |

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

## BUSINESS RATES

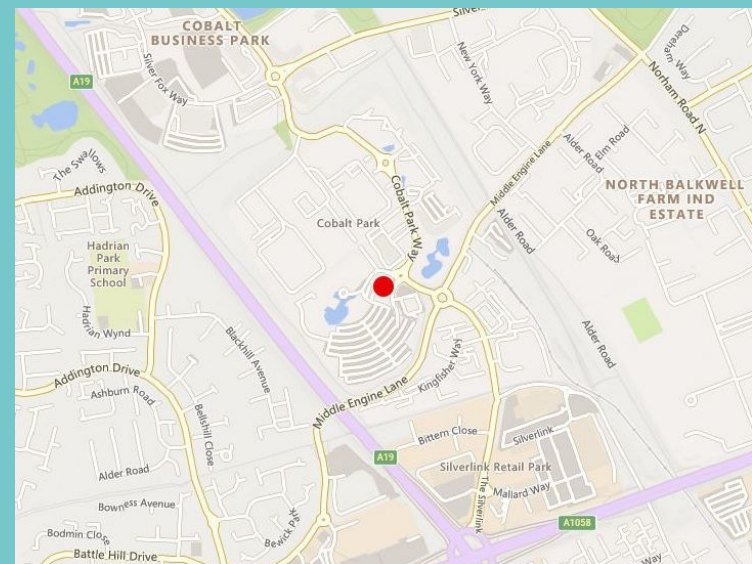
For business rating information please visit the Valuation Office Agency website [www.voa.gov.uk](http://www.voa.gov.uk).

## TERMS

The suite is available by way of a new full repairing and insuring lease for a minimum term of five years, at a rent of £15.00 per sq ft.

## EPC

Available on request.



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## VIEWING & FURTHER INFORMATION

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