



**COBALT 3.2**

**TO LET**

OFFICES AVAILABLE  
FROM **1,000 SQ FT**  
TO **10,031 SQ FT**

SILVER FOX WAY, NEWCASTLE UPON TYNE **NE27 0QJ**

**[www.cobalt3.co.uk](http://www.cobalt3.co.uk)**







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## SPECIFICATION

- Double height 6.4m feature reception area
- Car parking ratio 1:287
- Two 8 person passenger lifts
- Full raised access floor with clear void of 175mm
- Air conditioning
- Perimeter radiators
- 2.6m floor to ceiling height
- Male, female and disabled toilet provision on each floor
- Suspended ceiling with recessed lighting

## LEASE TERMS

Accommodation available on new full repair and insuring leases by way of service charge for a term to be agreed.

## RENT

£10 sq ft per annum exclusive of rates, service charges and VAT.

## RATEABLE VALUE

Upon application.

## EPC

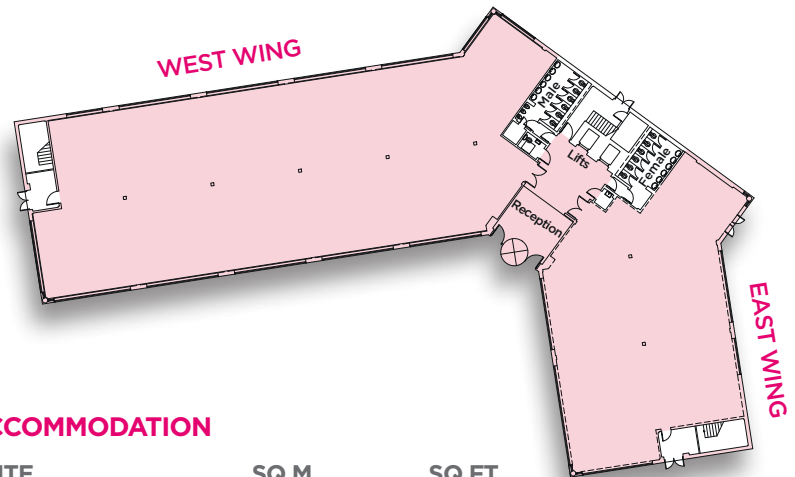
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## OCCUPIERS

Cybit

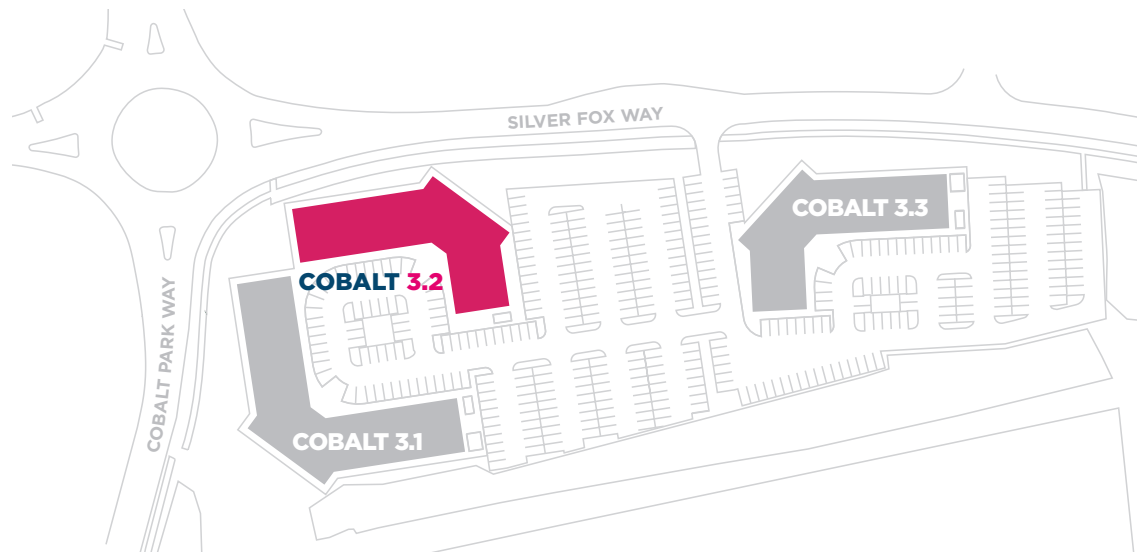
Miller Homes

SpaMedica Limited



## ACCOMMODATION

SUITE	SQ M	SQ FT
First Floor East	315.85	3,339
Second Floor West	92.9 - 621.7	1,000 - 6,692





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