

# COBALT 9b

Cobalt Business Park  
North Tyneside  
NE27 0QQ



Grade A Office To Let  
52,230 sq ft (4,854 sq m)

---

# COBALT

---



ONE OF THE MOST ENVIRONMENTALLY  
SUSTAINABLE OFFICE BUILDINGS  
IN THE NORTH EAST.

- BREEAM VERY GOOD
- EPC RATING B

Cobalt 9b is a 52,230 sq ft (4,854 sq m) ultra-modern office building.

The USP is that the building offers a 'low carbon' footprint. The range of techniques, sustainable practices and technologies reduce the environmental impact of the building. Examples include solar power and rainwater recycling and even the envelope of the building itself has been designed to reduce the amount of energy consumed.

Cobalt 9b benefits from large open plan floor plates over four floors, air conditioning and 3m clear floor to ceiling height.

Several major occupiers on the park include SAGE PLC, Accenture, EE and North Tyneside Council, confirming the merits of Cobalt.



# LOCATION



- MULTIPLE ACCESS AND EGRESS ROUTES INTO THE PARK
- FIRST-RATE PUBLIC TRANSPORT PROVISION
- LIMITED TRAFFIC CONGESTION AT PEAK TIMES



## ACCESSIBILITY

Cobalt is positioned on the A19 with only 15 minutes drive from Newcastle City Centre and a 5 minute drive to the A1.

- The park is connected to the local road network via 5 separate access/egress routes
- Newcastle International Airport is a 15 minute drive from Cobalt
- 452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance
- 20 Covered bus shelters
- 65 South Shields Ferry connections daily
- The nearest metro, Northumberland Park, is only 3 minutes ride on the 19 shuttle service and a pleasant 10 min walk away on a dedicated traffic free route
- Excellent connection from Northumberland Park and Percy Main Interchange
- Buses from 6am to midnight

# CONNECTIVITY



- THE UK'S LARGEST OFFICE PARK
- 250 ACRE PARKLAND SETTING
- HOME TO WORLD CLASS OCCUPIERS

The UK's largest office park is well connected by the following means:



## Car

Cobalt is located 7 miles east of Newcastle city centre with convenient access to the A19.



## Bus

Cobalt benefits from over 452 buses passing through the park daily. The buses are available from 6am to midnight providing convenient access to Newcastle city centre and the North East Metro line.



## Metro

The no 19 shuttle bus is a 3 minute ride to Northumberland Park Metro Station which links Cobalt to 60 stations throughout the North East.



## Rail

Newcastle Central Station offers access to the East Coast Main Line and the wider national rail network.



## Air

Newcastle International Airport lies just over 12 miles east of Cobalt Business Park.

# MASTERPLAN



**COBALT CENTRAL**  
 Tesco Express Greggs Quiznos Spud & Lettuce  
 Chisholm Bookmakers Cobalt Management Centre IBM



# AMENITIES

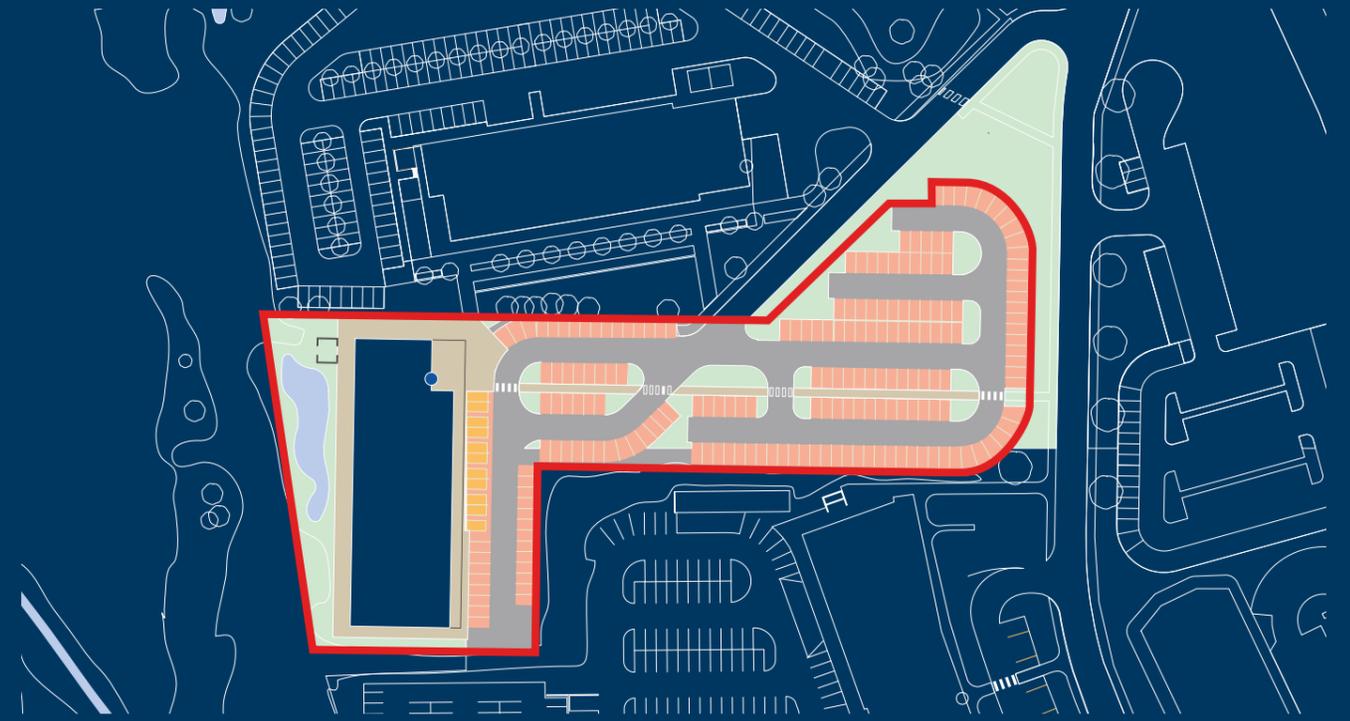


COBALT'S UNRIVALLED AMENITIES MEANS EVERYTHING YOU NEED IS ON YOUR DOORSTEP

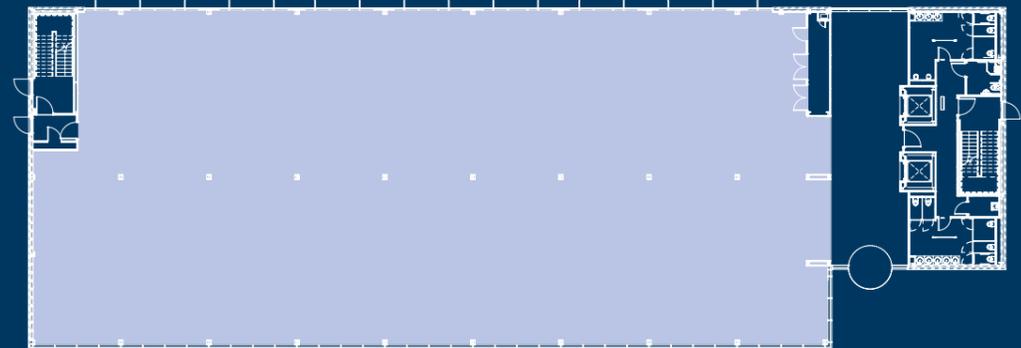
The amenities include:

- Busy Bees Children's Nursery
- On-site Village Gym
- Cobalt Pool Bikes
- 4 Star Village Hotel & Spa
- Starbucks
- Tesco Express
- Greggs
- Quiznoz
- Spud & Lettuce
- Cobalt Business Exchange
- Silverlink Retail Park





TYPICAL FLOOR PLATE



NET INTERNAL FLOOR AREAS (NIA) (4 STOREY)

FLOOR	SQ FT	SQ M
<b>Third</b>	13,030	1,211
<b>Second</b>	13,030	1,211
<b>First</b>	13,030	1,211
<b>Ground</b>	13,140	1,221
<b>TOTAL</b>	<b>52,230</b>	<b>4,854</b>

# ACCOMMODATION



THE LARGE OPEN PLAN FLOORPLATE GIVES OCCUPIERS THE FLEXIBILITY THEY REQUIRE TO MAKE THE MOST OUT OF THE SPACE

# SPECIFICATION

9b

Cobalt 9b benefits from a high level of specification as follows:

- **Four floors of 13,030 sq ft (NIA) available**
- **Car parking ratio is 1:254 sq ft (205 spaces)**
- **Full height reception and atrium**
- **2 x 13 person passenger lifts**
- **VRF Air conditioning**
- **3m clear floor to ceiling height**
- **Suspended ceiling**  
T5 fluorescent lamps in combination with super-reflective aluminium.
- **Solar heating**
- **Rainwater recycling**  
Rainwater is collected and housed in storage tanks and used for WC and urinal flushing.
- **Reduced energy consumption by solar shading**  
Solar shading systems control solar heat gain, which can significantly reduce a building's energy costs by limiting or even eliminating the need for air conditioning. In addition, the use of optimum daylight cuts the costs associated with artificial lighting and creates a better working environment.
- **BREEAM very good**
- **Fully DDA compliant**
- **B Rated Energy Performance Certificate**  
The office is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.



---

# COBALT

---



## TERMS

The entirety of the building is available to let by way of a new Full Repairing and Insuring lease.

## RENT

On Application.

## SERVICE CHARGE

On Application.

## BUSINESS RATES

On Application.

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## LEGAL COSTS

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

## ENERGY PERFORMANCE CERTIFICATE

EPC Rating: B.

# COBALT



FOR VIEWING AND FURTHER INFORMATION  
PLEASE CONTACT:

**PARKER KNIGHTS**

REAL ESTATE

**MICHAEL DOWNEY**

T: 0191 649 8924

[mdowney@parkerknights.co.uk](mailto:mdowney@parkerknights.co.uk)



IMPORTANT NOTICE: Every reasonable effort has been made to ensure accuracy and to check the facts contained in these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the site or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. (ii) Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the site is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer / lessee. (iv) Any buyer / lessee must satisfy himself by inspection or otherwise as to the correctness of any information given. January 2022.