



www.cobaltpark.co.uk

CobaltCentral

TO LET

Fully Fitted Grade A Offices



CBX Central

- A 1,393.54 sq m (15,000 sq ft) Grade A office space
- Outstanding office accommodation arranged over a single floor
- Superb on-site amenities

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Location

- Five diverse access and egress routes
- Future proofed against traffic congestion
- Unrivalled public transport provision

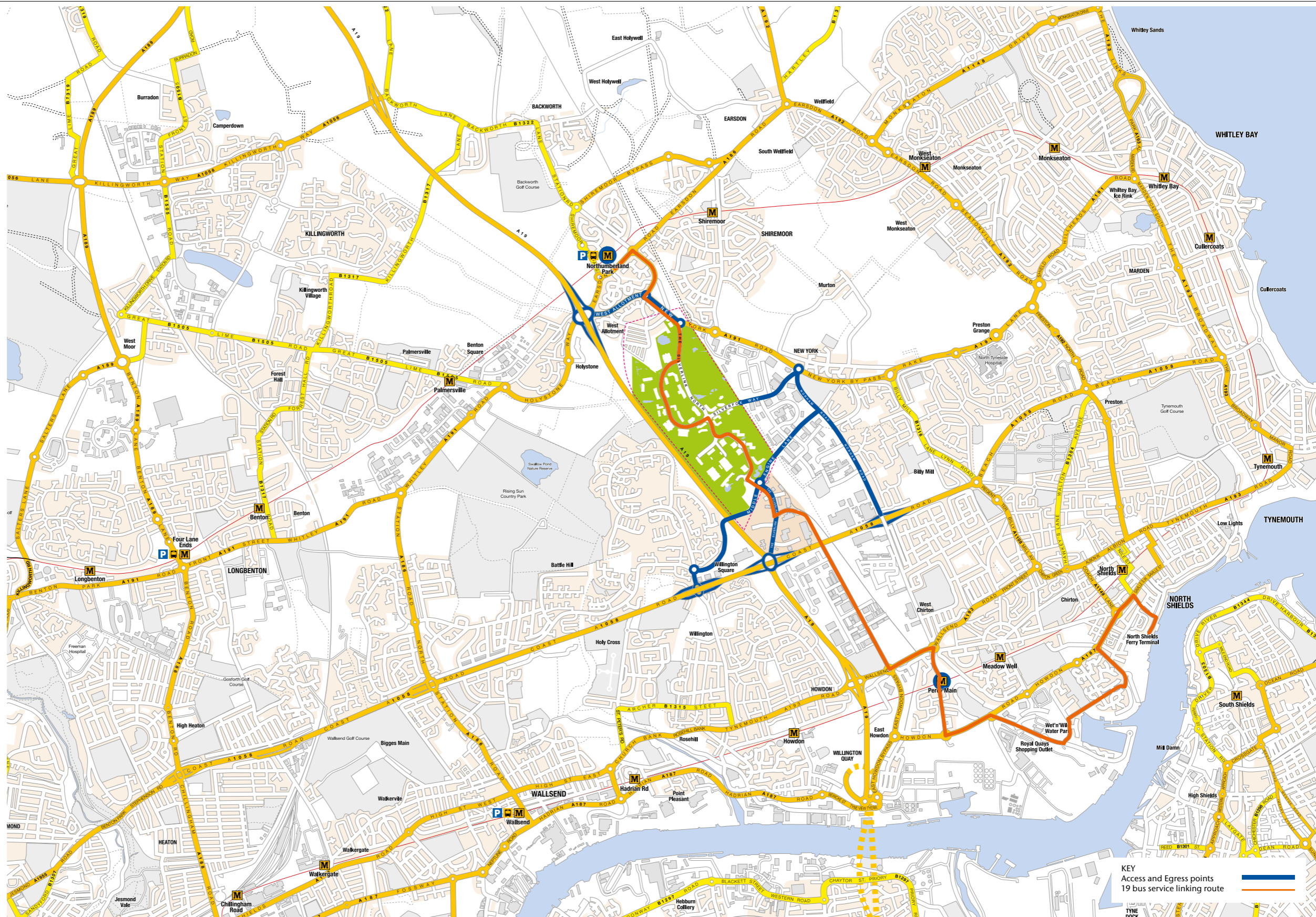
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Accessibility

- Cobalt is connected to the local road network via 5 separate access/egress routes - essential to ensure free movement at peak times
- Located on the A19 only 10 minutes drive from central Newcastle
- Incomparable access to the local road network and national motorways. Within a 5 minute drive to the A1
- Newcastle International Airport, the region's largest airport, handling over five million passengers a year and serving 18 domestic locations, is a 15 minute drive from Cobalt

Connectivity

- 452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance
- Connections throughout Cobalt are free on any bus service with the Cobalt FreeZone
- Exclusive ticket deals
- 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



Masterplan

- The UK's largest office park
- Home to world class occupiers
- 250 acre parkland setting

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Cobalt 12 - P&G



Cobalt 9c - Accenture



Cobalt 14 and 16 - North Tyneside Council



Cobalt 5 - EE



Cobalt 1 - DXC Technology

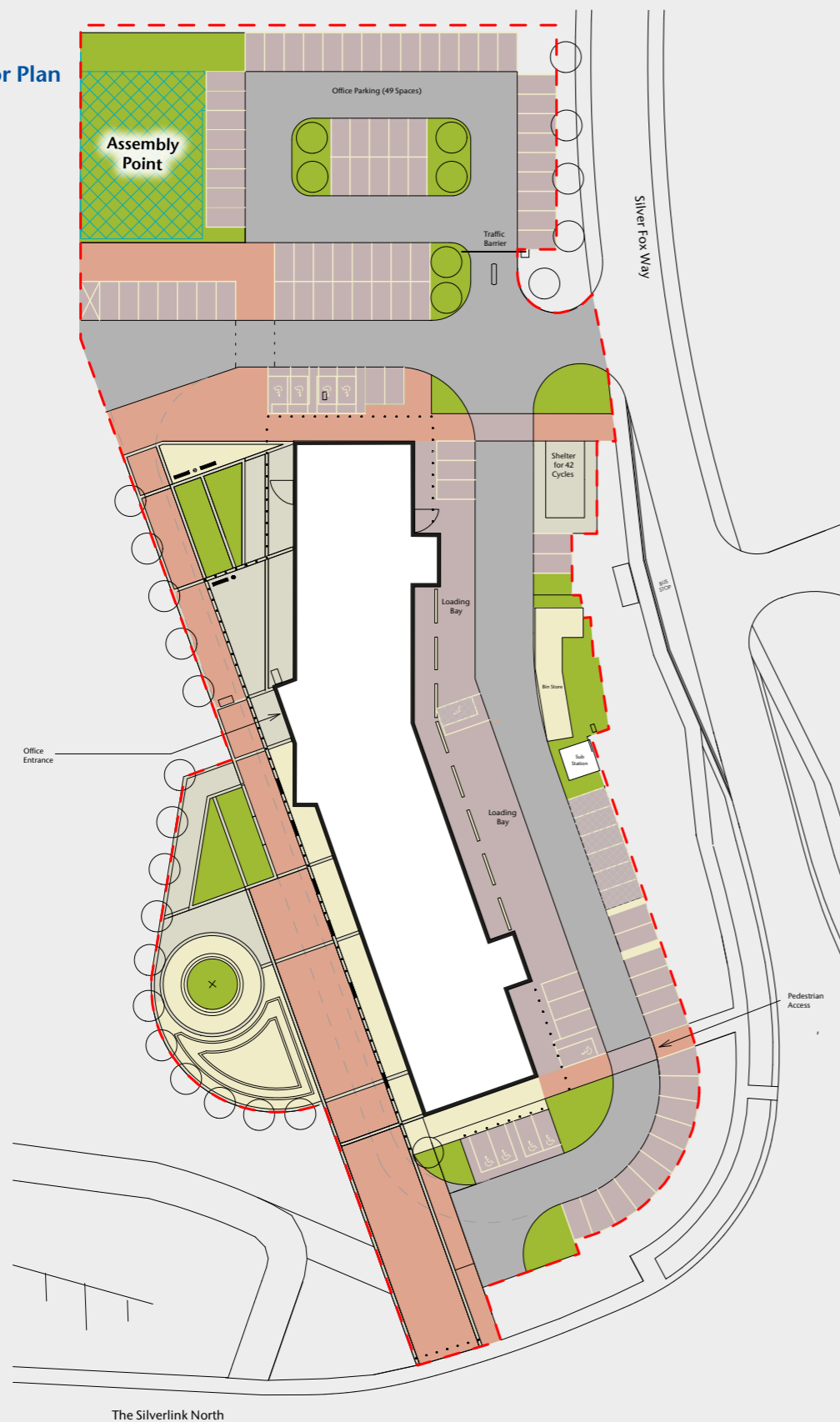


Floor Plans

- The property provides a net internal area of 1,393.54 sq m (15,000 sq ft)
- The accommodation has been fitted out to a high standard including a number of individual offices, meeting rooms and kitchen/breakout area.
- 3m ceiling heights create wonderful sense of light and space

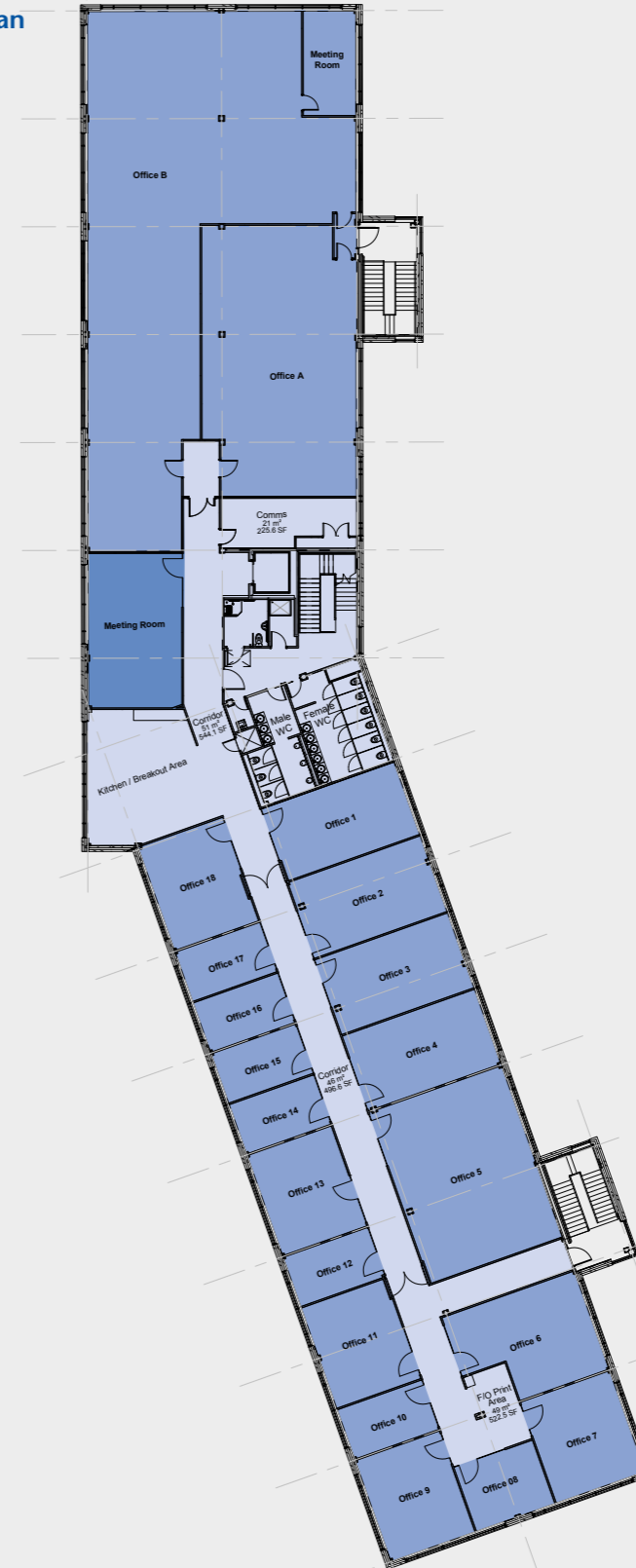
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Floor Plan



The Silverlink North

Site Plan



Specification

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- Air conditioning
- Suspended ceiling with LG7 lighting
- Full accessed raised floor clear void 150mm
- Designated ground floor feature reception
- 1x 8 person passenger lifts
- 3m clear floor to ceiling height
- 1.5m planning module
- 6 meter structural grid
- Fully fitted Kitchen
- 49 dedicated car parking spaces (parking ratio 1:245 sq ft) with control barrier
- Fully DDA compliant
- B:43 rated Energy performance Certificate



Amenities

Cobalts unrivalled level of amenity means everything you need is close at hand

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Village Hotel & Leisure Club

- 157-bedrooms
- The Victory Pub and Kitchen
- Buca di Beppo - Italian theme restaurant
- Starbucks Coffee
- 25m heated indoor pool
- Cardio Zone
- Sauna
- Jacuzzi
- Sun showers
- Toning tables
- Fitness & aerobic studio
- HealthWorks - health and beauty studio

Busy Bees

- 100 place Day Nursery and Creche

North Tyneside Council Offices

- Restaurant
- Cash Machine

Cobalt Central

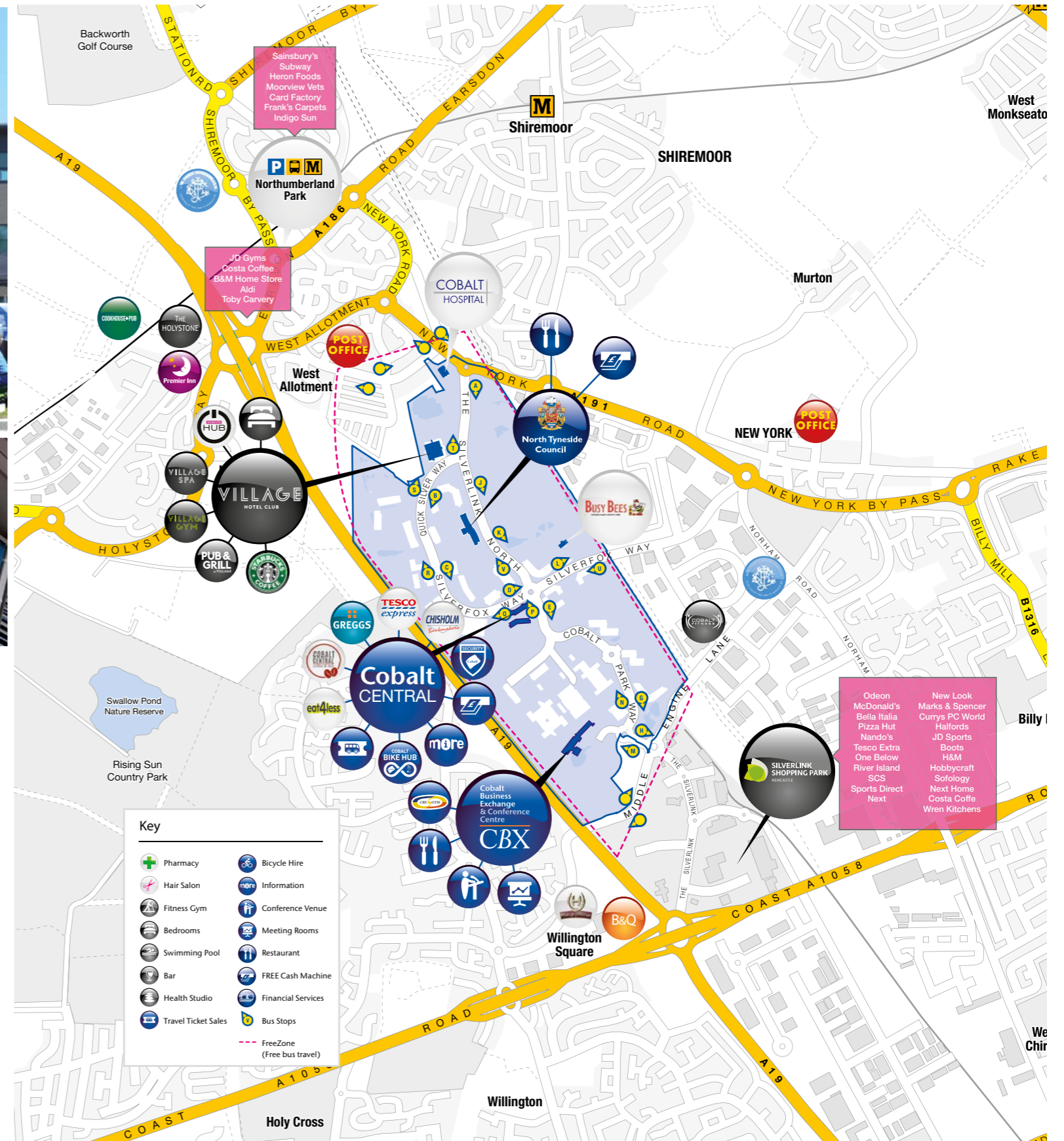
- Retail Centre
- Tesco Express Supermarket
- Greggs
- Geordie Banger Co
- Hot Roast Deli
- More Cobalt Travel and Information Centre
- Cobalt Management Suite

Northumberland Park

- B&M Home Stores
- JD Gyms
- Aldi
- Toby Carvery
- Costa Coffee
- Sainsbury's
- Subway
- Heron Foods
- Moorview Vets
- Card Factory
- Frank's Carpets
- Indigo Sun

Silverlink Shopping Park

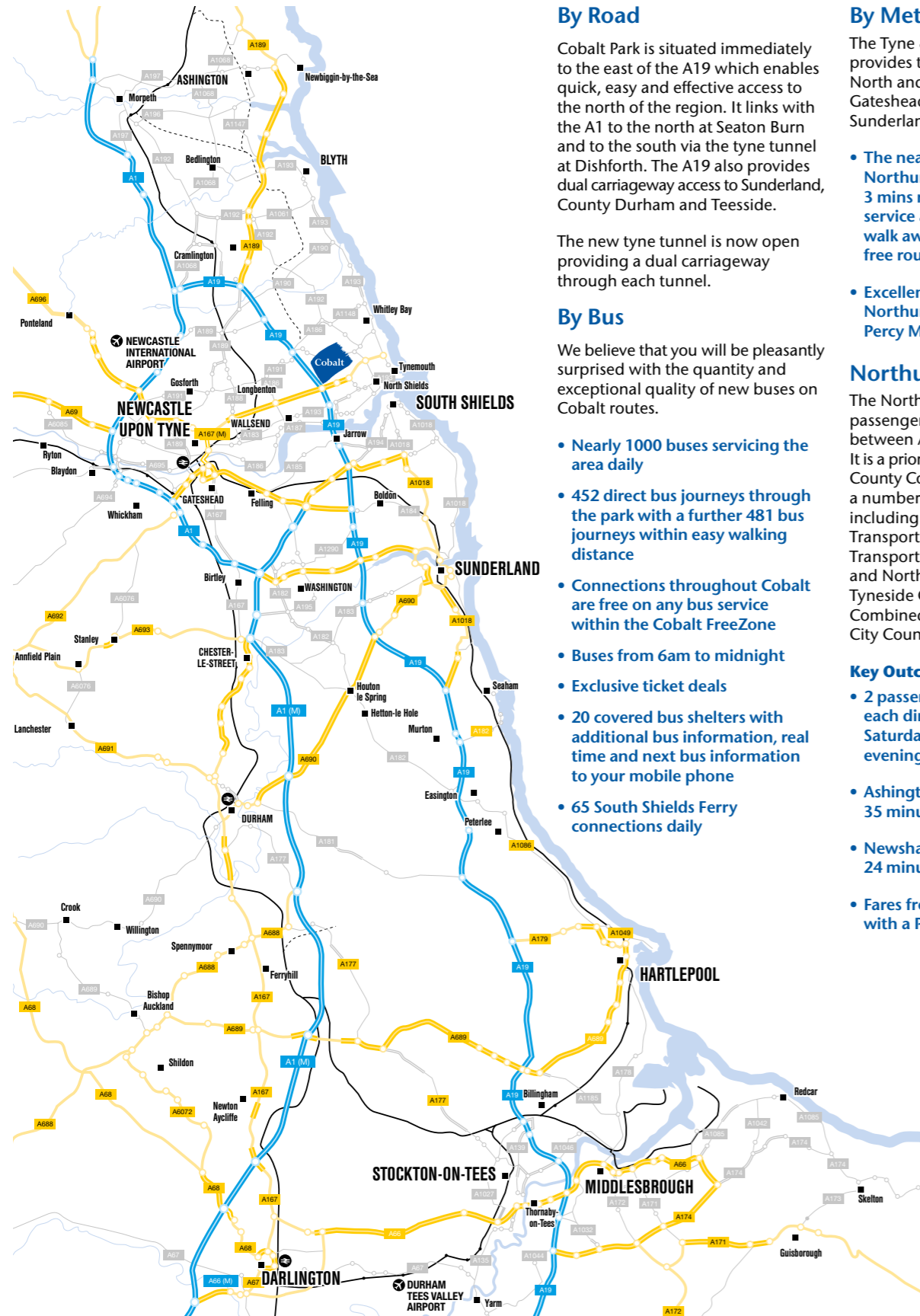
- Next Home
- Costa Coffee
- Wren Kitchens
- Sofology
- Hobbycraft
- Nando's
- Bella Italia
- McDonalds
- Pizza Hut
- Odeon
- Marks & Spencer
- Boots
- Next
- New Look
- River Island
- H&M
- JD Sports
- SportsDirect.com
- ScS Sofas
- Currys PC World
- One Below
- Halfords
- Tesco Extra



Well Connected

- Immediately adjacent to the A19 access via 2 junctions
- Metro (Northumberland Park) easy and safe 10 minutes walk/3 minutes bus connection
- Approximately 1000 buses serve Cobalt every day

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By Road

Cobalt Park is situated immediately to the east of the A19 which enables quick, easy and effective access to the north of the region. It links with the A1 to the north at Seaton Burn and to the south via the tyne tunnel at Dishforth. The A19 also provides dual carriageway access to Sunderland, County Durham and Teesside.

The new tyne tunnel is now open providing a dual carriageway through each tunnel.

By Bus

We believe that you will be pleasantly surprised with the quantity and exceptional quality of new buses on Cobalt routes.

- Nearly 1000 buses servicing the area daily
- 452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance
- Connections throughout Cobalt are free on any bus service within the Cobalt FreeZone
- Buses from 6am to midnight
- Exclusive ticket deals
- 20 covered bus shelters with additional bus information, real time and next bus information to your mobile phone
- 65 South Shields Ferry connections daily

By Metro

The Tyne & Wear metro network provides transport links across North and South Tyneside, linking Gateshead, Newcastle and Sunderland.

- The nearest metro, Northumberland Park, is only 3 mins 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

Northumberland Line

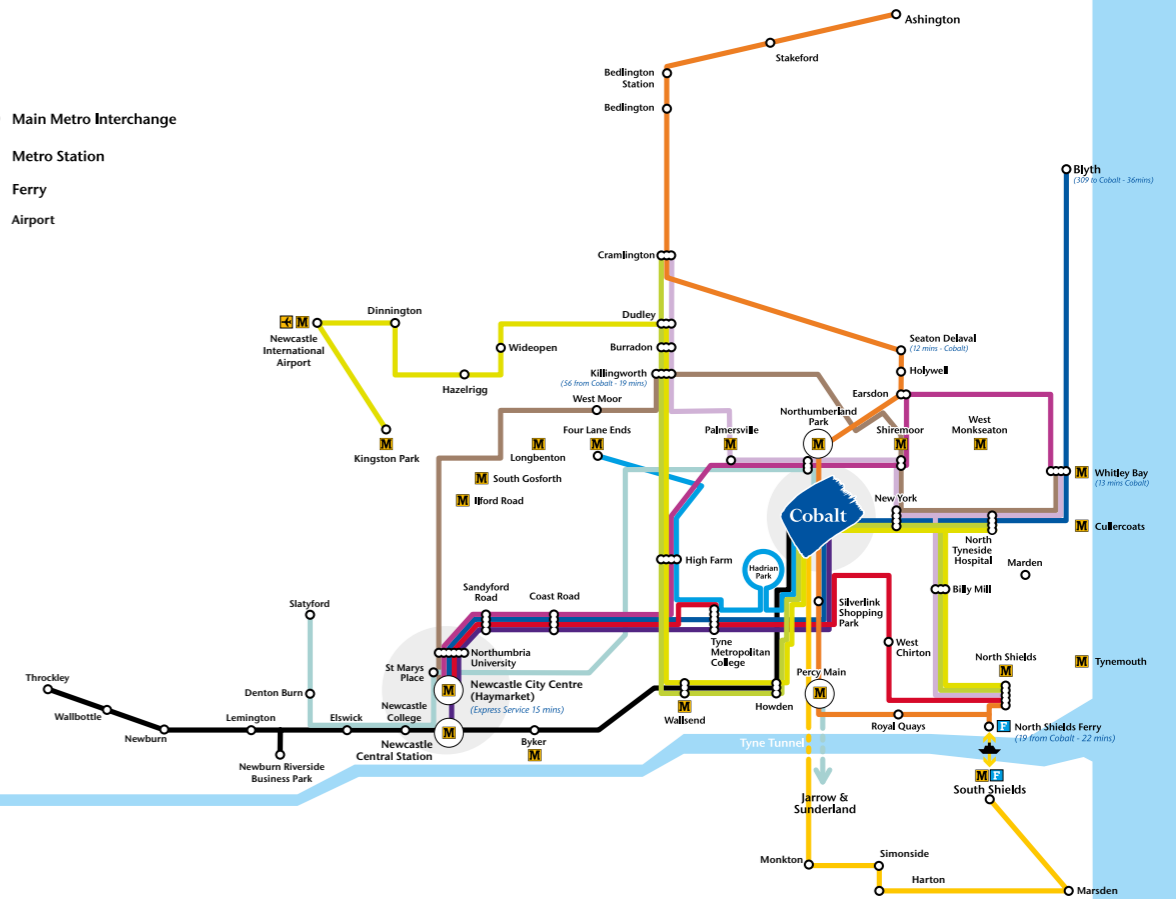
The Northumberland Line will bring passenger trains back into service between Ashington and Newcastle. It is a priority of both Northumberland County Council and is supported by a number of key project partners, including the Department for Transport (DfT), Network Rail, Transport for the North (TfN), Nexus and Northern Trains Limited, North Tyneside Council, North of Tyne Combined Authority and Newcastle City Council.

Key Outcomes

- 2 passenger trains per hour in each direction on Monday to Saturday daytimes & hourly on evenings and Sundays
- Ashington to Newcastle in around 35 minutes
- Newsham to Newcastle in around 24 minutes
- Fares from just £1 single for U21's with a Pop Blue card

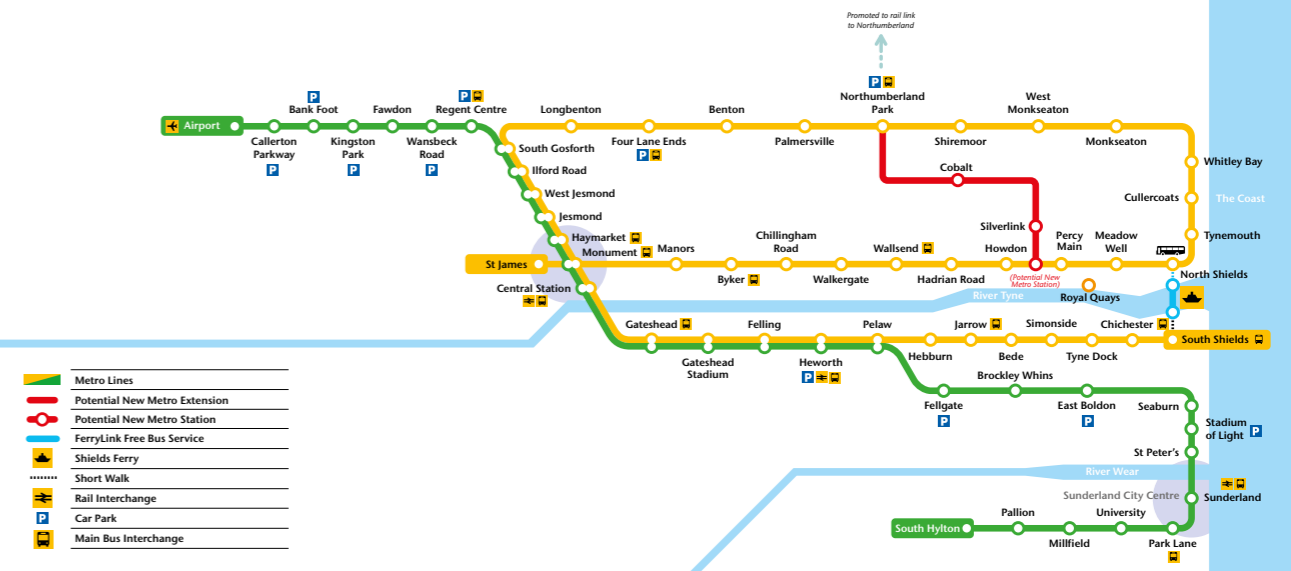
Bus Services to Cobalt

- Main Metro Interchange
- Metro Station
- Ferry
- Airport



www.morecobalt.co.uk/buses/

Tyne & Wear Metro





Key facts that make Cobalt Park stand out

- Lowest labour costs in the country
- Recruitment catchment of over 1.1 million people
- Outstanding financial terms available on award winning buildings
- An established and thriving business community
- World class occupiers
- An unrivalled level of amenity
- Outstanding road and public transport connectivity

SAT NAV REF: NE27 0BY

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