



www.cobaltpark.co.uk

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TO LET

Cobalt 9, Silver Fox Way, Cobalt Park,
Newcastle upon Tyne NE27 0QQ

Opportunity

Cobalt 9 is a superb headquarters office building featuring a full height atrium at reception and large open floor plates.

The five storey office sits on Silver Fox Way, close to the Village Hotel.

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Location

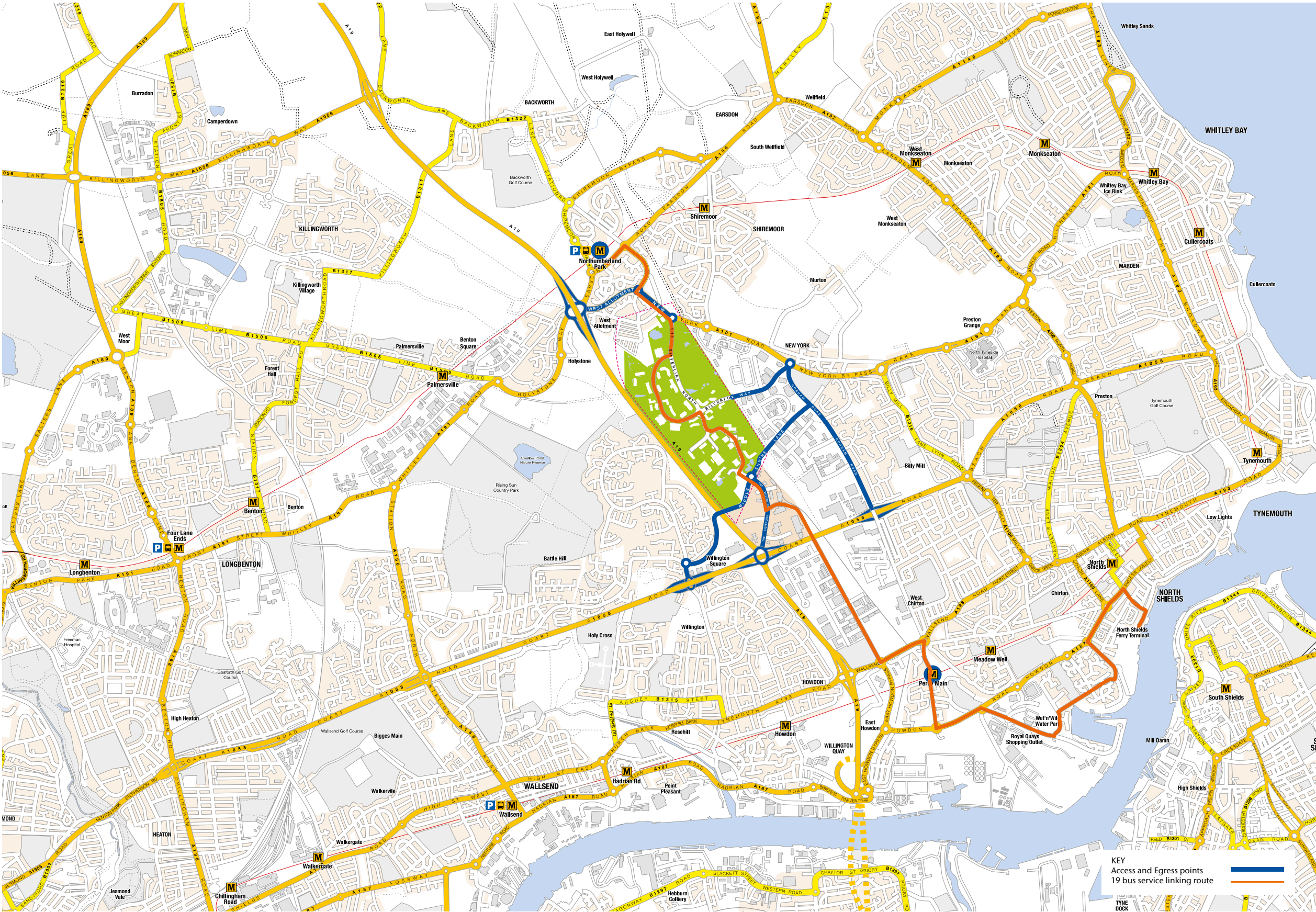
- Five diverse access and egress routes
- Future-proofed against traffic congestion
- Unrivalled public transport provision

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



Situation

Cobalt Park is situated on the junction of the A19 and the A1058 coast road approximately 10 minutes northeast of Newcastle city centre.

Cobalt 9 is centrally situated on the north section of the park with Accenture and ABCA Systems, who occupy the adjacent buildings.

Amenities on the Park include a Tesco convenience store, Greggs, Cobalt Coffee and Deli, Eat4less, and a Busy Bees day nursery. Silverlink Retail Park provides an excellent retail and leisure offering, including an Odeon cinema, M&S, Next, Currys, Frankie & Benny’s and Pizza Hut. A Village Hotel together with Spa and Gym is located at the northern entrance to Cobalt Park. A new 80 bed Travelodge hotel has also opened at the centre of the park.



Cobalt 12 - P&G




Cobalt 9c - Accenture



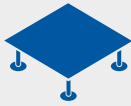
Cobalt 1 - DXC Technology





The property provides a modern, 5 storey office building of steel frame:-

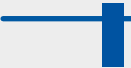
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5 Storey Feature Atrium
- 


Air Conditioning
- 


Full Accessed Raised Floor
- 

3 Metre Clear Floor to Ceiling Height
- 

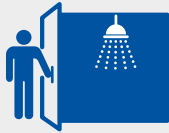
Suspended Ceilings
- 

Security Gates
- 


4x 12 Person Passenger Lifts
- 

New Spacious Reception Area
- 

Biophilic Wall
- 

Communal Meeting Rooms on Ground Floor
- 

New End of Journey facilities including extensive new shower, changing and locker facilities
- 

Target EPC A
- 

Male, female, disabled and shower facilities on each floor



Lockers & Changing Area



Meeting Room

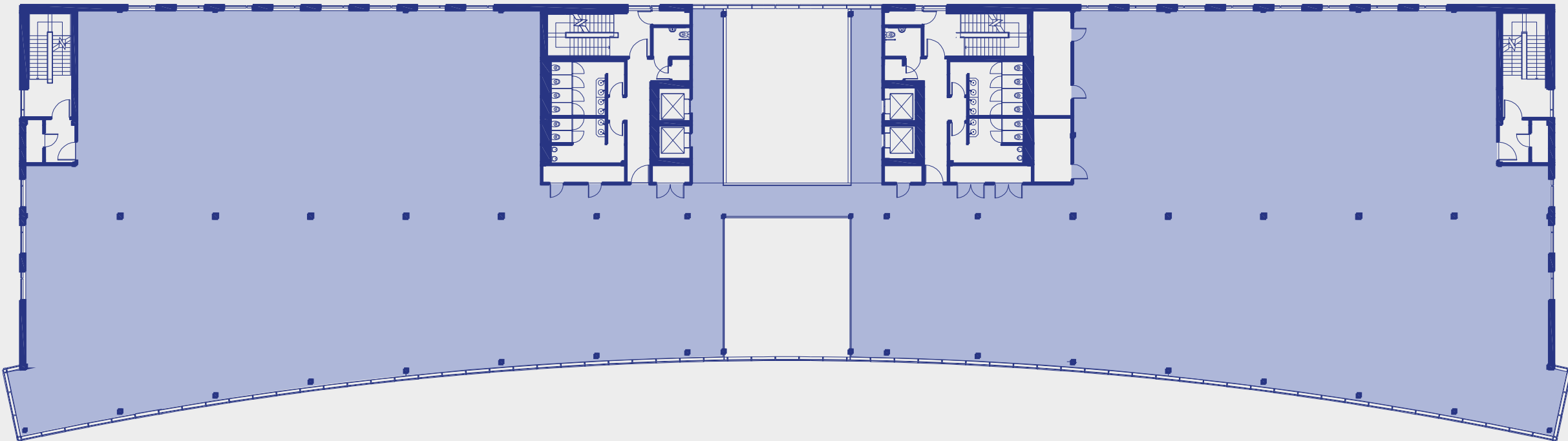


Reception

Accommodation

The large floor plates are designed to provide maximum efficiency of the workspace, creating a stylish working environment that can be delivered to meet an occupiers exact requirement.

Typical Upper Floor



Cobalt 9

Net Internal Floor Areas (NIA)
(5 Storey)

	sq m	sq ft
Ground Floor	1,908	(20,540)
First Floor	1,822	(19,613)
Second Floor	1,908	(20,540)
Third Floor	1,908	(20,540)
Fourth Floor	1,918	(20,645)
Total	9,536	(102,650)

There are 435 car parking spaces which provides a ratio of 1:230 sq ft.

The Landlord will work collaboratively with prospective tenants to provide a tailored specification to suit exact occupier requirements

Proposal

The ground floor will be fitted out providing a spacious reception area, collaborative area/co-working space together with a cafe facility and bookable meeting rooms.

The ground floor space will be focused on high quality office space with green credentials, sustainability attributes and staff health and wellbeing. The space will make staff feel safe, energised and occupy a workplace that fosters collaboration, creativity and innovation.

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Proposed Ground Floor GA Layout - Agile Style Layout



Left Wing Office

- 84 Workstations
- 35 Hot Desks
- 2no. Private Study Rooms
- 1no. Private Office
- Teapoint/Breakout
- 2no. Meeting Rooms – 12p, 8p
- 1no. Informal Meeting Room
- 5no. Huddle Spaces
- 1no. Comms/Storeroom
- Central Resources

Right Wing Office 1

- 30 Workstations
- 1no. Private Office
- 1no. 8p Meeting Room
- 1no. Teapoint/Breakout
- 1no. Welcome Area
- Comms/Storeroom

Right Wing Office 2

- 22 Workstations
- 1no. 8p Meeting Room
- Teapoint/Reources
- Huddle Area
- Comms/Storeroom



Breakout Area

Left Wing Office

- 72 Workstations
- 45 Hot Desks
- 3no. Private Study Room
- 2no. Private Offices
- 4no. Meeting Rooms – 12p, 10p & 2x 6p
- 2no. Informal Meeting Room
- 3no. Private Study Rooms
- 5no. Huddle Spaces
- 1no. Teapoint With Breakout
- Central Resources

Right Wing Office 1

- 72 Workstations
- 37 Hot Desks
- 3no. Private Study Rooms
- 2no. Private Offices
- 3no. Meeting Rooms – 12p, 2x 6p
- 1no. Informal Meeting Room
- 3no. Private Study Rooms
- 4no. Huddle Spaces
- Town Hall Presentation Space
- Teapoint With Breakout
- Comms Room
- Central Resources

Proposed First Floor GA Layout - Agile Style Layout



Amenities

Cobalt’s unrivalled level of amenity means everything you need is close at hand



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

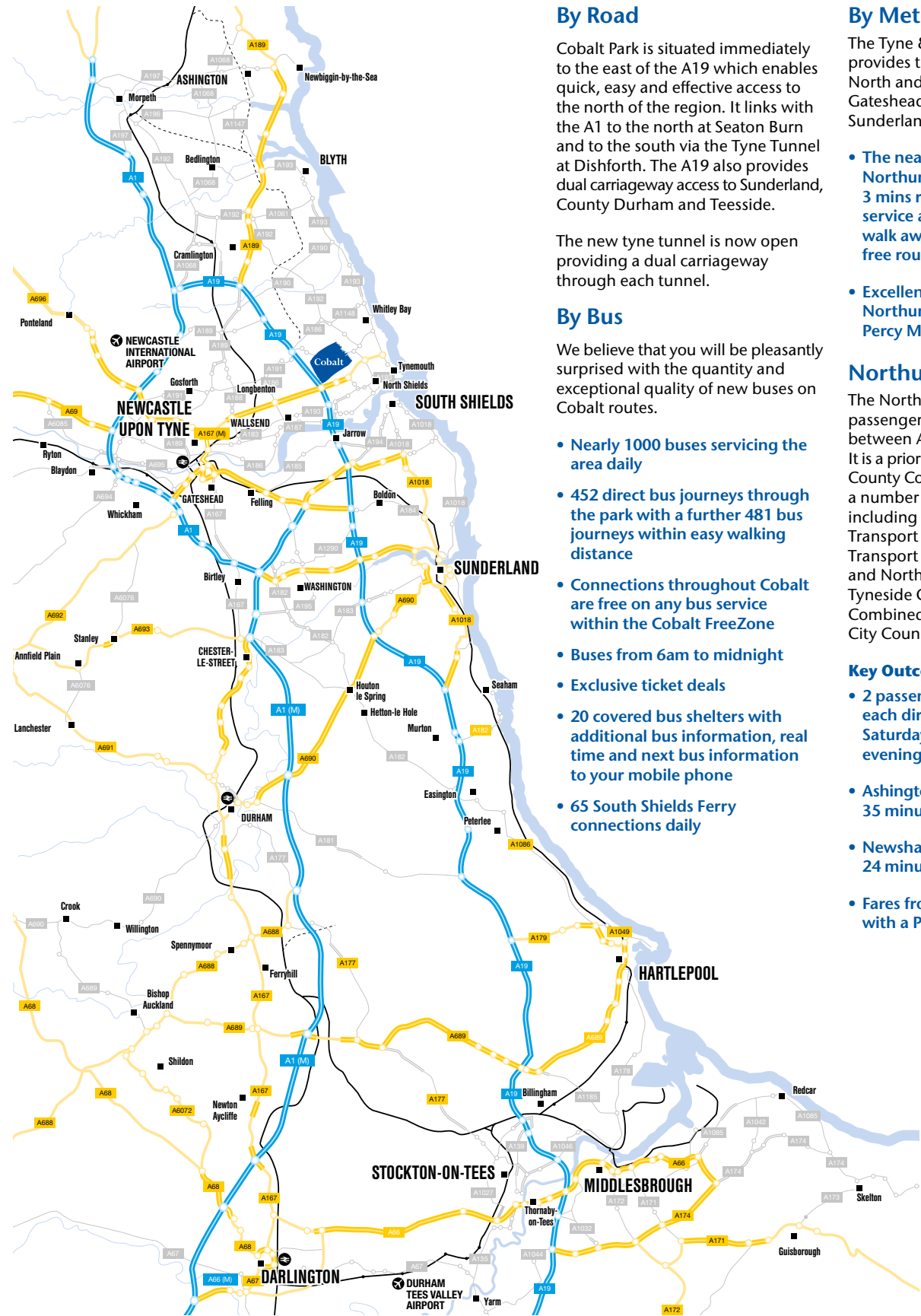
Silverlink Shopping Park

- 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 accessed via 2 junctions
- Metro (Northumberland Park) easy and safe 10 minutes walk/3 minutes bus connection
- Approximately 1000 buses serve Cobalt every day



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.

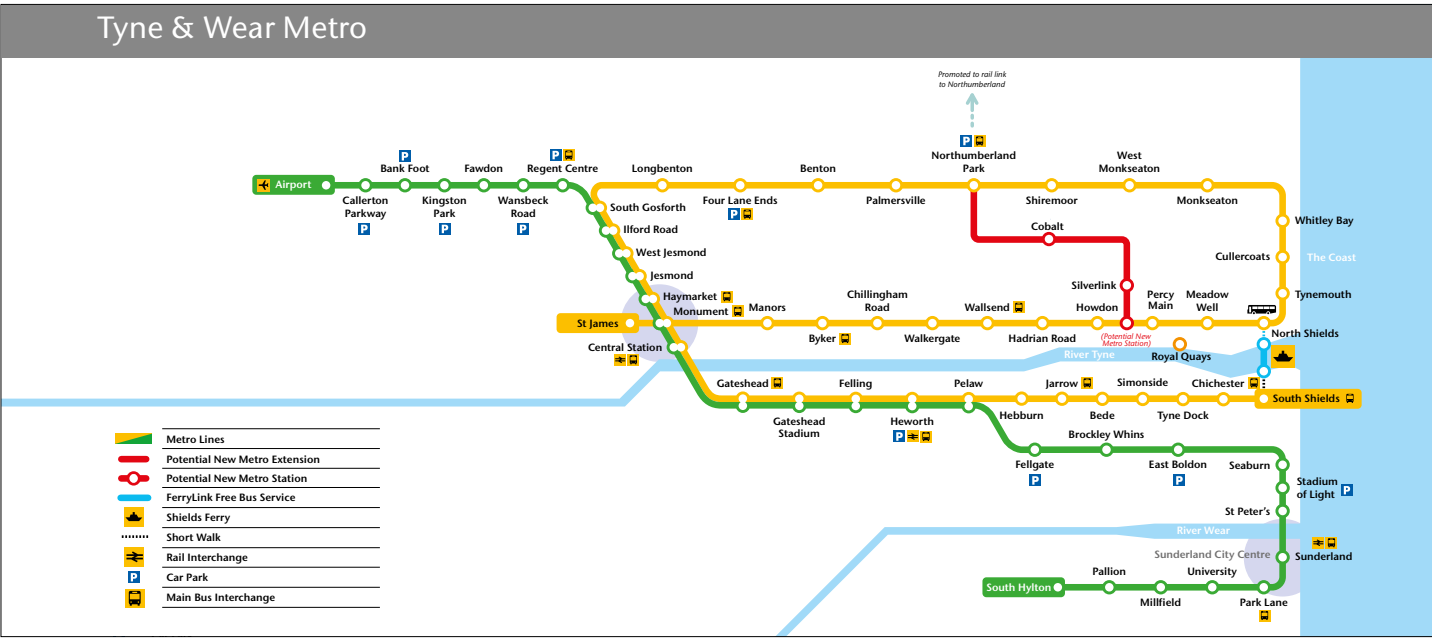
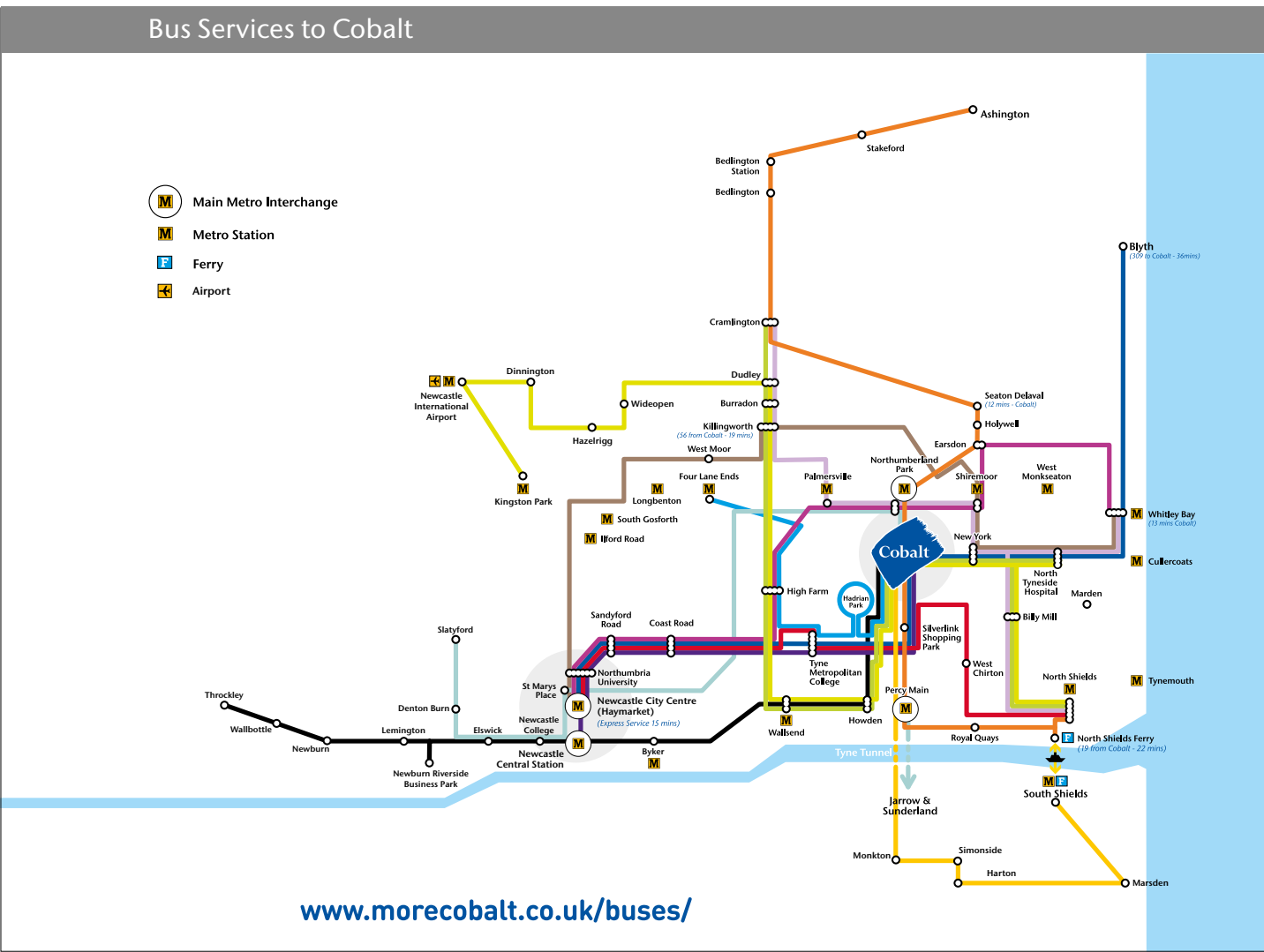
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Northumberland Line

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



Lease Terms

The accommodation is available as a whole, floor by floor or as a part floor subject to agreement by way of a new effective FRI lease for a term to be agreed.

Financial Terms

Please contact the agents for further information on pricing, Business Rates and Service Charge.

Energy Performance

The proposed refurbishment will target the highest possible energy efficiency within the building, and following completion of the refurbishment works, it is envisaged the building will no longer be reliant on gas, and will be re-assessed. We are targeting an EPC A rating.

VIEWING AND FURTHER INFORMATION

For further details on the property, please contact sole agents below:

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