



www.cobaltpark.co.uk

The UK's largest Office Park

12a

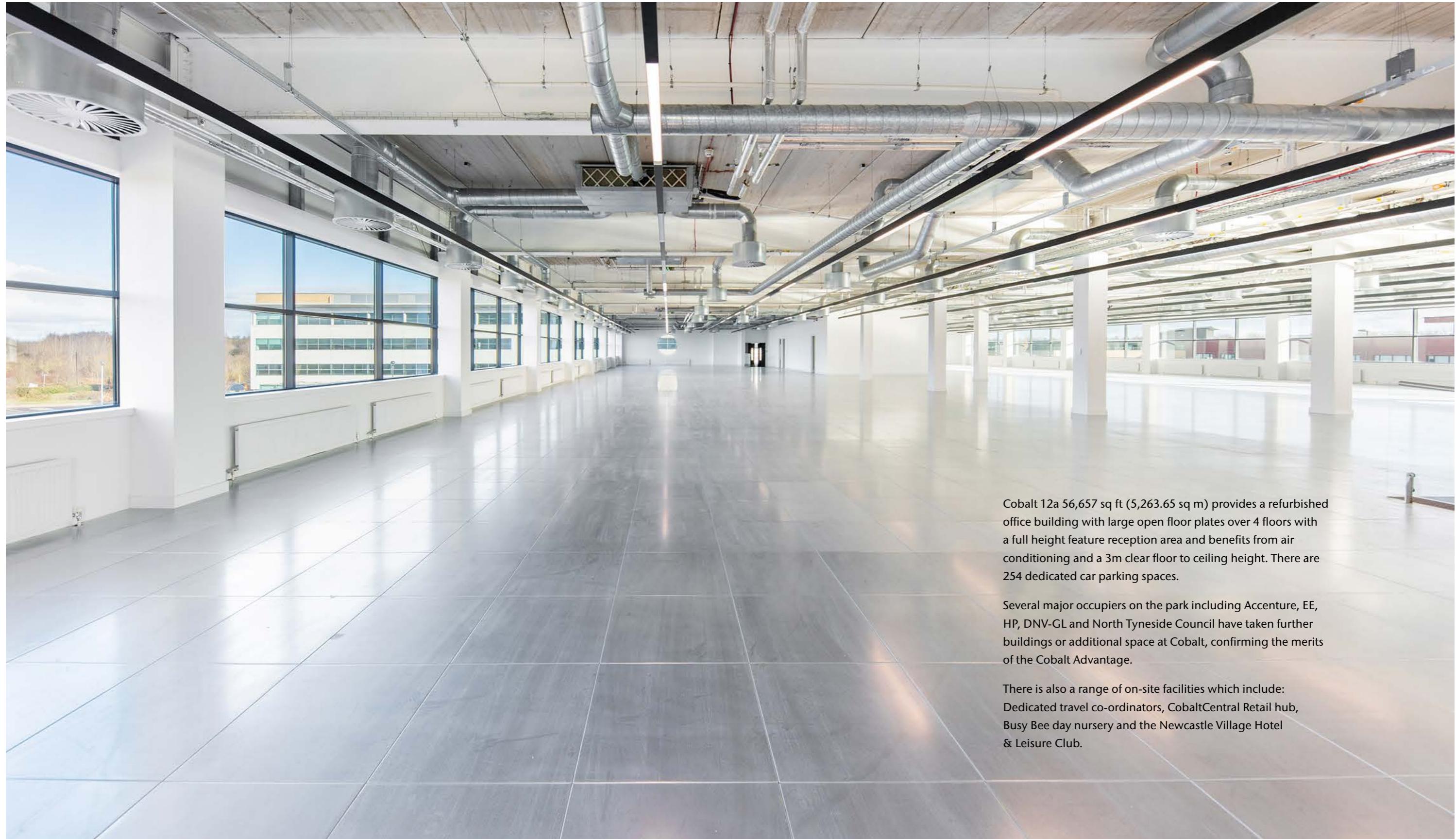
TO LET
From 14,036 sq ft (1,303.99 sq m)
to 56,657 sq ft (5,263.65 sq m)
Grade A office building
at Cobalt Park, Newcastle



12a

Cobalt 12a is a superb headquarters office building featuring a full height atrium at reception and large open floor plates with exposed ceilings.

The four storey office sits at the centre of the park adjacent to CobaltCentral retail hub.



Cobalt 12a 56,657 sq ft (5,263.65 sq m) provides a refurbished office building with large open floor plates over 4 floors with a full height feature reception area and benefits from air conditioning and a 3m clear floor to ceiling height. There are 254 dedicated car parking spaces.

Several major occupiers on the park including Accenture, EE, HP, DNV-GL and North Tyneside Council have taken further buildings or additional space at Cobalt, confirming the merits of the Cobalt Advantage.

There is also a range of on-site facilities which include: Dedicated travel co-ordinators, CobaltCentral Retail hub, Busy Bee day nursery and the Newcastle Village Hotel & Leisure Club.

Specification

A light and spacious refurbished environment with an outstanding level of specification

12a

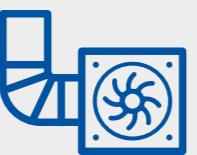
Cobalt 12a is constructed to a high specification which includes:



AIR CONDITIONING
UV TREATED
(NO RECYCLED AIR)



UK FASTEST
BROADBAND



EXPOSED
CEILING



LED LIGHTING



SHOWER FACILITIES



FULL HEIGHT
ATRIUM



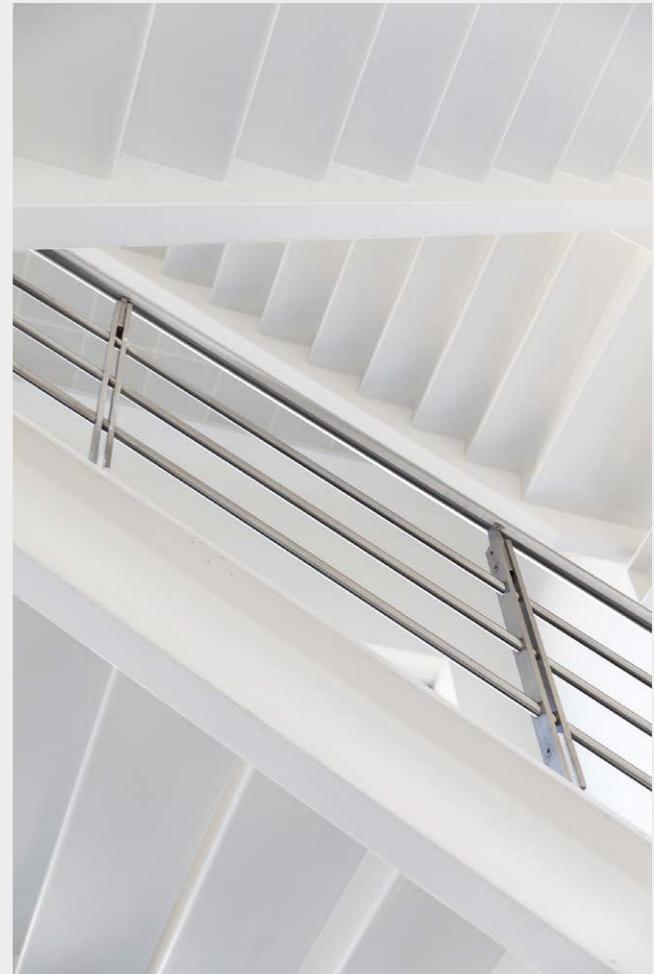
FULL RAISED
ACCESS FLOORS



3M CLEAR
FLOOR TO CEILING



EXTERNAL
BREAK OUT SPACE



2 X 12 PERSON
PASSENGER LIFTS
(900KG)
WITH SMART LIFT
FOB TECHNOLOGY



FULLY DDA
COMPLIANT



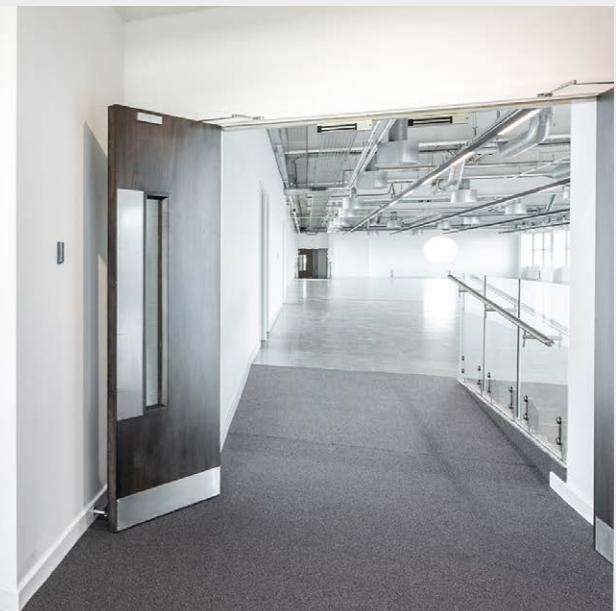
254 DEDICATED
CAR PARK SPACES



ELECTRIC VEHICLE
CHARGING POINTS



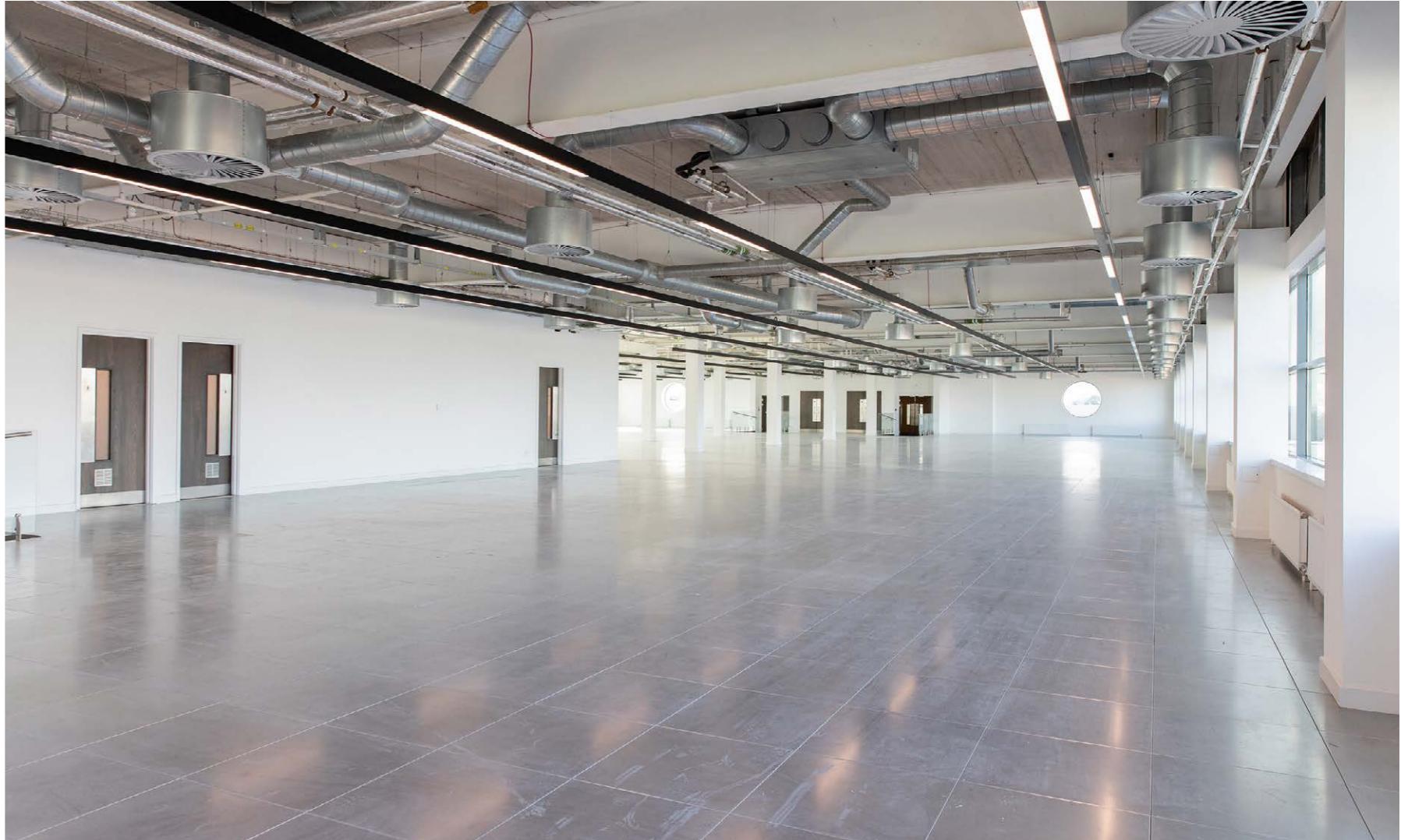
EPC RATING: B



Specification

A light and spacious refurbished environment with an outstanding level of specification

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Location

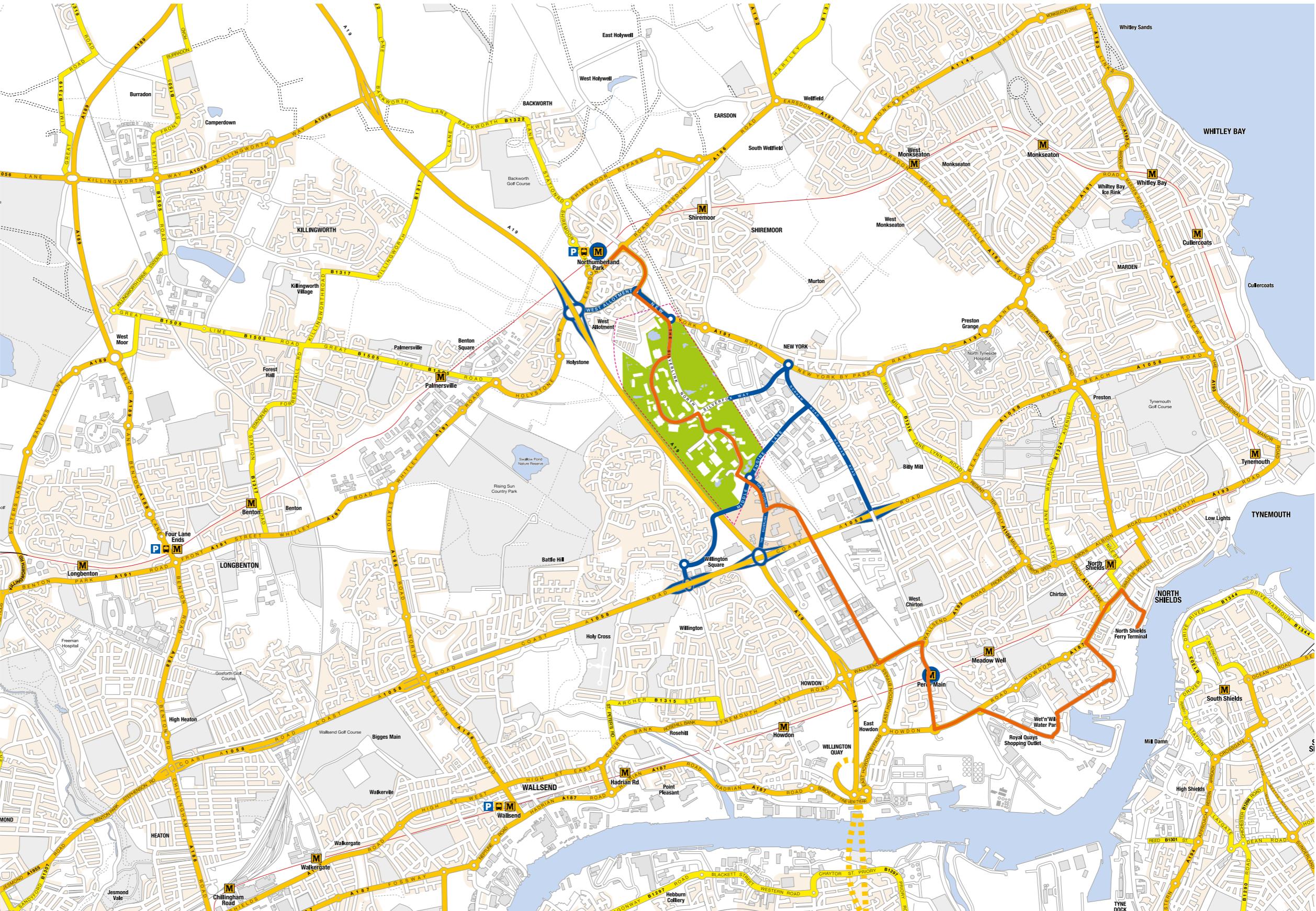
- Five diverse access and egress routes
- Future-proofed against traffic congestion
- Unrivalled public transport provision

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

- 200 direct bus journeys per day through the Park with a further 300 bus journey within easy walking distance or with Cobalt FreeZone pass.
- New Northumberland Line Rail Line connection due to open at Northumberland Park Interchange late 2025. Direct rail link to Newcastle Central Station in only 15 min
- Onsite bike hub and trained bike mechanic
- 20 Covered bus shelters
- 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

12a



Floor Plans

The large floor plates fitted out to maximise the efficiency of the workspace, creating a stylish working environment.

12a



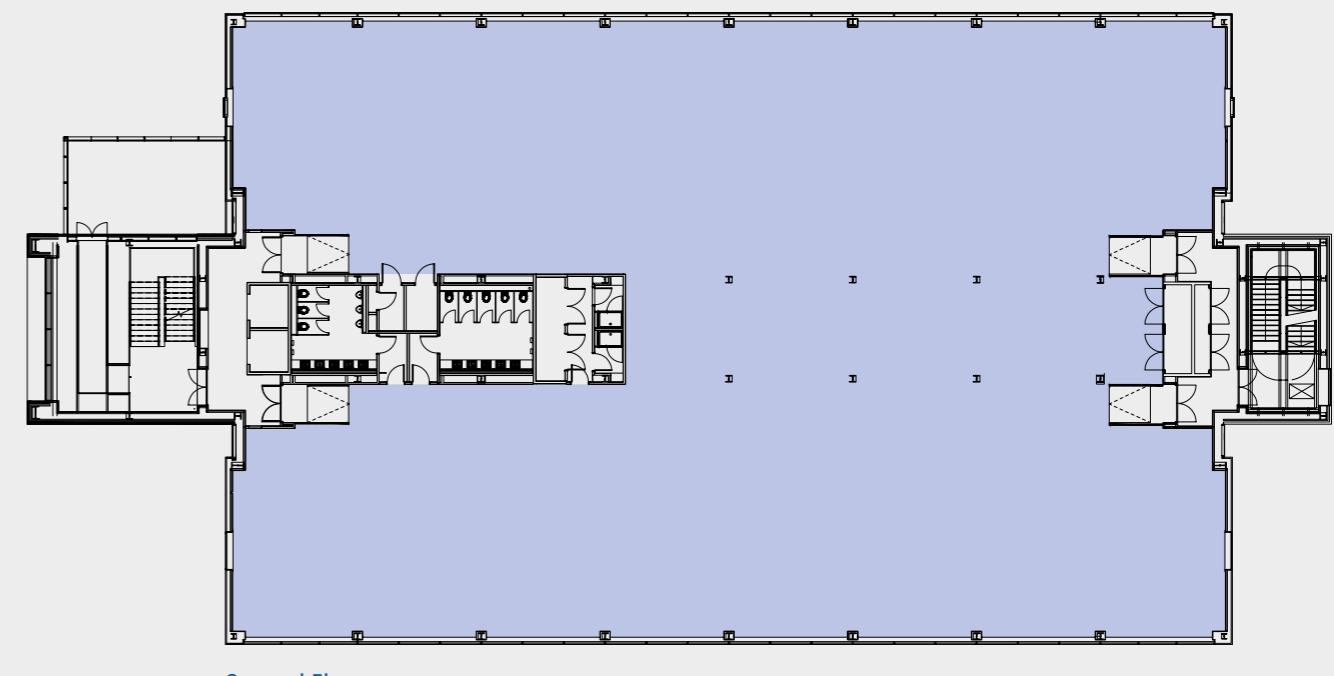
254 car parking spaces

Cobalt 12a

Net Internal Floor Areas (NIA)
(4 storey)

	sq m	sq ft
Ground Reception	47.69	513
Ground	1,303.99	14,036
First Floor	1,303.99	14,036
Second Floor	1,303.99	14,036
Third Floor	1,303.99	14,036
Total	5,263.65	56,657

254 Car parking spaces (parking ratio 1:223 sq ft)



Second Floor

Amenities

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

12a



Village Hotel & Leisure Club

- 157-bedrooms
- The Victory Pub and Kitchen
- Starbucks Coffee
- 25m heated indoor pool
- Cardio Zone
- Sauna
- Jacuzzi
- Sun showers
- Fitness & aerobic studio

Busy Bees

- 100 place Day Nursery and Creche

North Tyneside Council Offices

- Restaurant

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

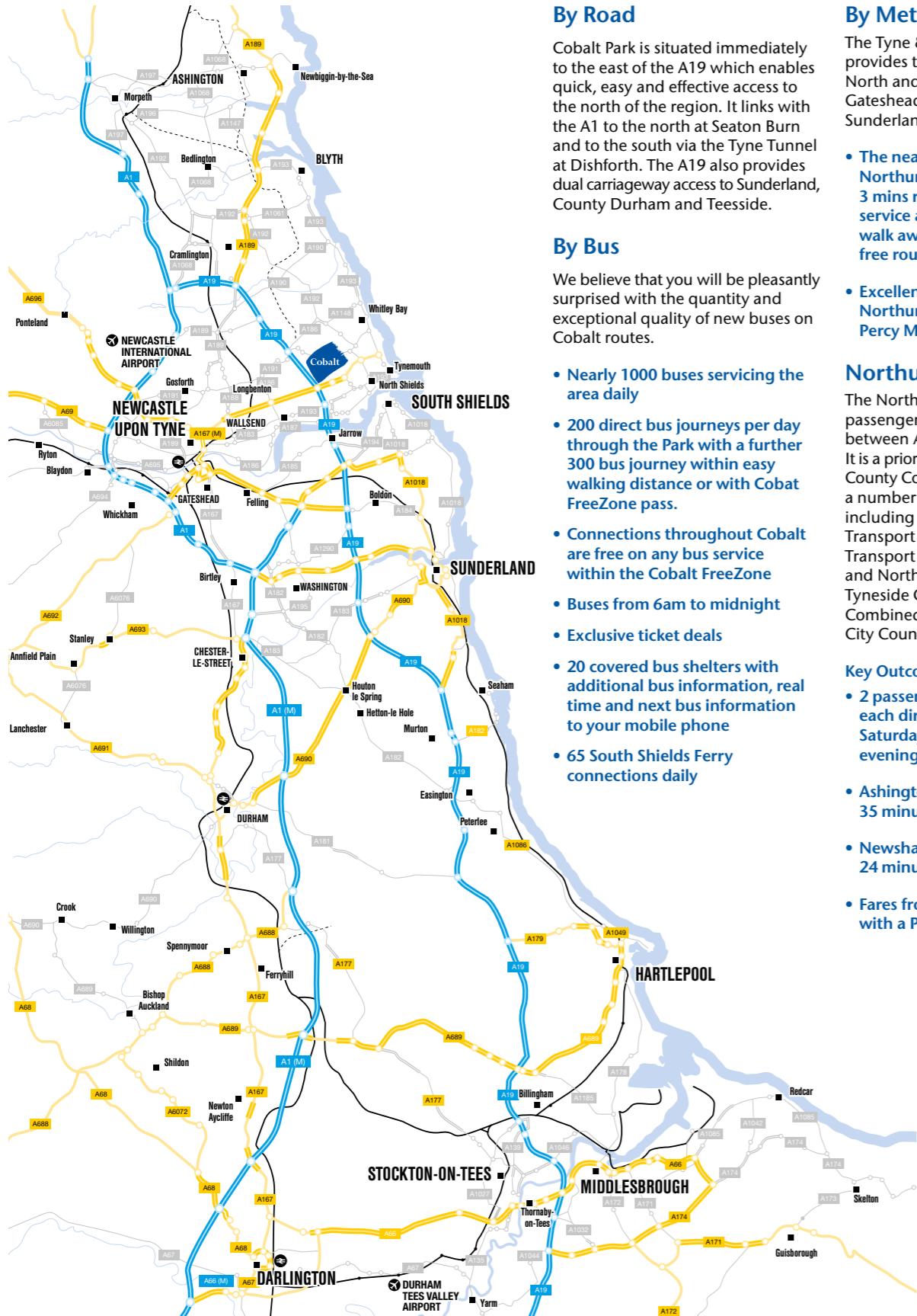
- Next Home
- Costa Coffee
- Wren Kitchens
- Sofology
- Hobbycraft
- Nando's
- McDonalds
- Pizza Hut
- Five Guys
- Odeon
- Marks & Spencer
- Boots
- Next
- New Look
- River Island
- H&M
- JD Sports
- SportsDirect.com
- ScS Sofas
- Currys PC World
- One Below
- Halfords



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

12a



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.

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**
- **200 direct bus journeys per day through the Park with a further 300 bus journey within easy walking distance or with Cobalt FreeZone pass**
- **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**

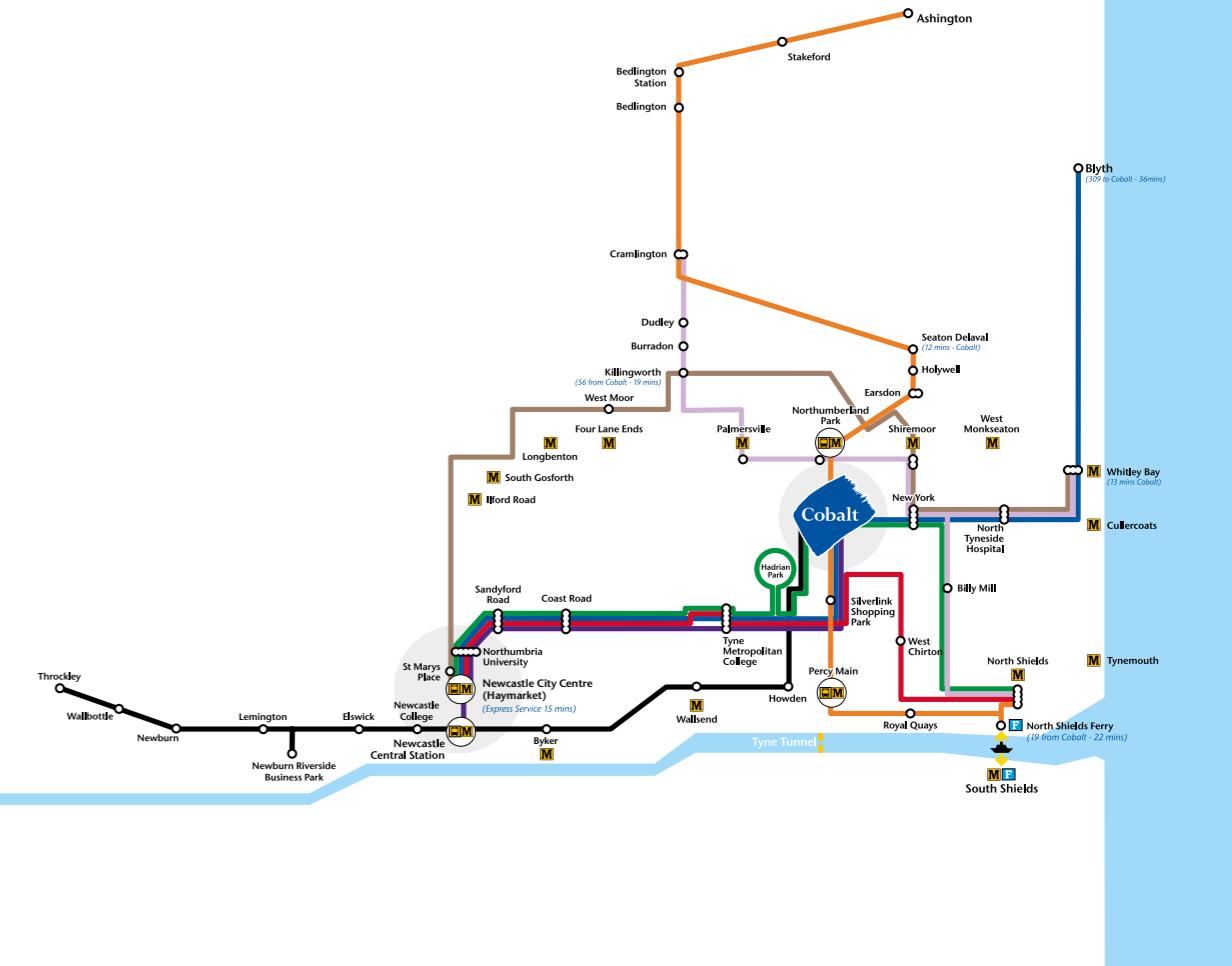
Northumberland Line

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 daytime & 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



Tyne & Wear Metro





Cobalt Park Key Facts

- Lowest labour costs in the country
- Recruitment catchment of over 1.1 million people
- An established and thriving business community
- World class occupiers
- Excellent car parking ratio
- An unrivalled level of amenity
- Outstanding road and public transport connectivity

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