



Cobalt

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TO LET/FOR SALE

**63,507 sq ft (5,900 sq m) headquarters office
building at Cobalt Park, Newcastle**

Cobalt 30

63,507 sq ft (5,900 sq m) of outstanding office accommodation arranged over five, large open plan floors. This new building is prominently located adjacent the A19 offering occupiers superb branding opportunities.

The building is currently finished to shell and core allowing the space to be fitted out as Grade A office space or alternatively with exposed services providing a contemporary studio space.

The building could also be suitable for alternative use such as hotel or services apartments subject to planning.

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Location

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

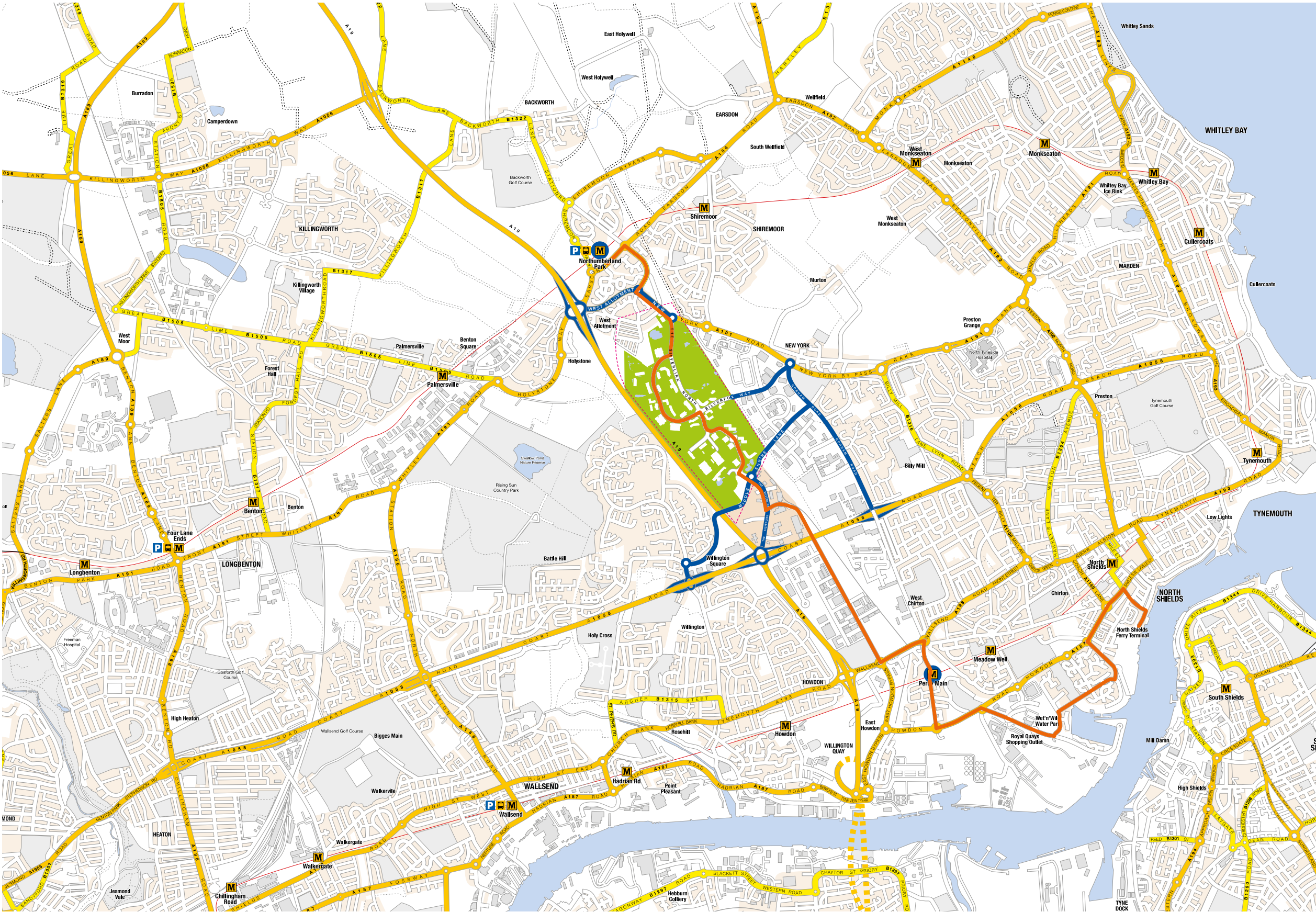
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Accessibility

- 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

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

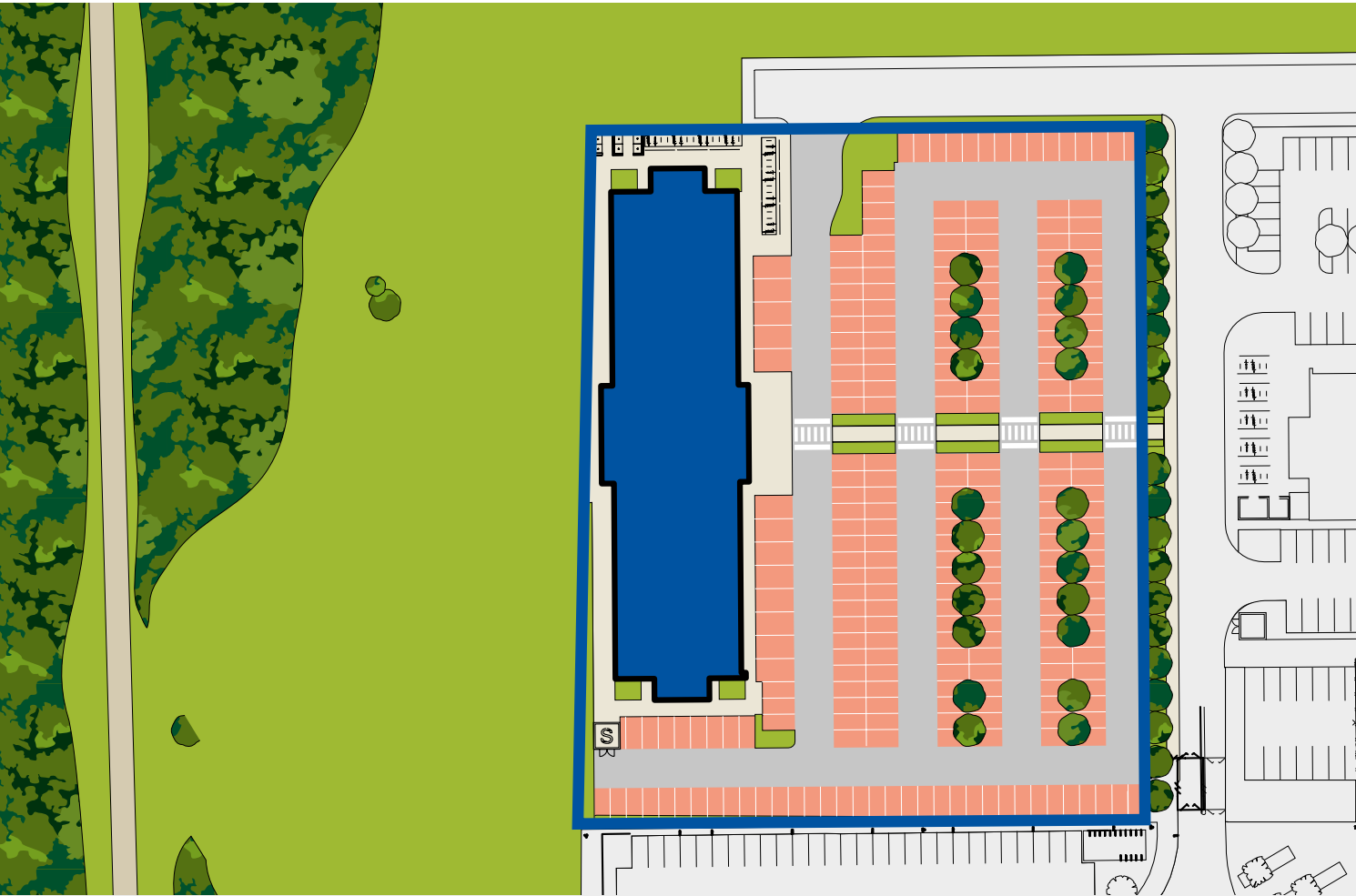
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Floor Plans

Large open plan floor plates, provide flexible and efficient work space over the five floors

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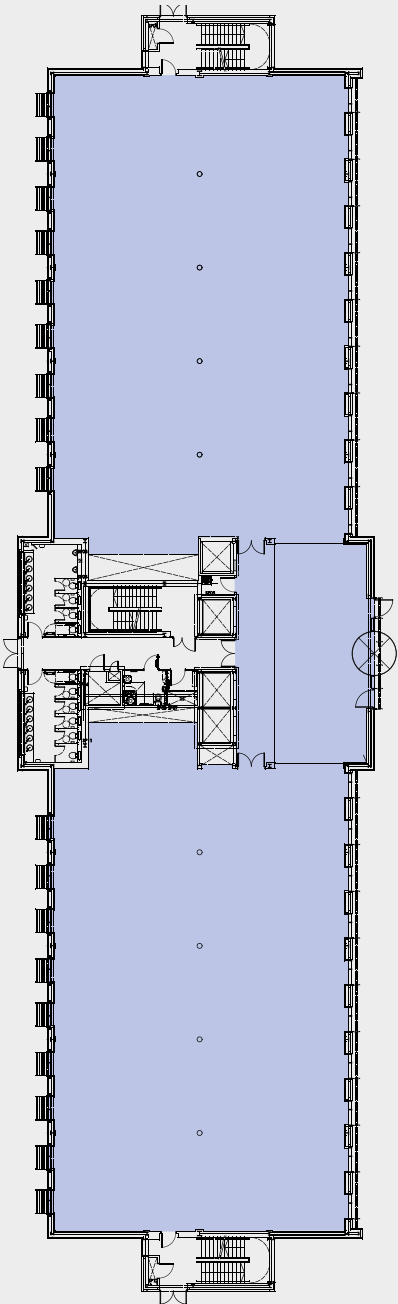


Cobalt 30

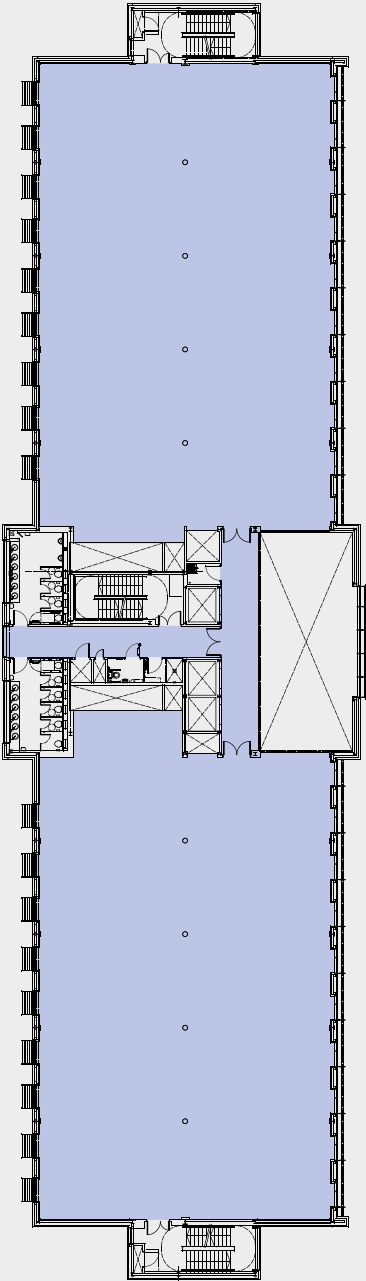
Net Internal Floor Areas (NIA)
(5 storey)

	sq ft	sq m
Fourth Floor	13,455	1,250
Third Floor	12,131	1,127
Second Floor	13,455	1,250
First Floor	12,131	1,127
Ground Floor	12,335	1,146
Total	63,507	5,900

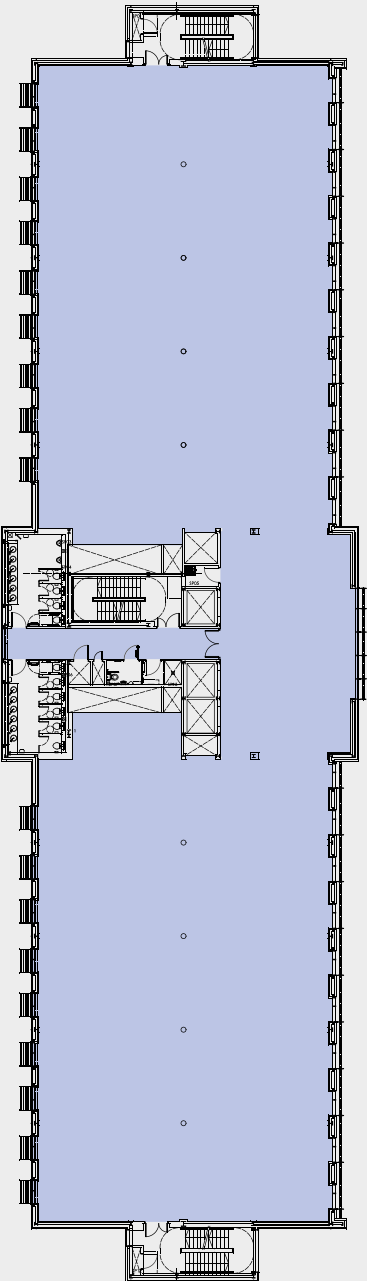
259 Car parking spaces (parking ratio 1:246 sq ft)



Ground Floor



1st & 3rd Floor



2nd & 4th Floor

Specification

Cobalt 30 has an outstanding level of specification. No detail has been left to chance, from the use of the highest quality materials and the employment of the latest energy efficiency technologies to stylish door furniture.

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- 5 storeys
- 63,507 sq ft (NIA)
- 259 car park spaces
(parking ratio 1:246 sq ft)
- 2 storey height reception and atrium at ground floor and 2 storey high atrium at second floor
- 3 x 13 person passenger lifts
- VRF Air conditioning
- 3m clear floor to ceiling height
- **Suspended ceiling with LG7 lighting incorporating T5 lamp technology**
T5 fluorescent lamps in combination with super-reflective aluminium could increase the efficacy of luminaires for fluorescent lamps by more than 30%
- **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
- **BREEAM Excellent**
- **Fully DDA compliant**



Potential office fit out

Amenities

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

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Village Hotel
25m heated indoor pool



Cobalt Travel Centre



Cobalt Central



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

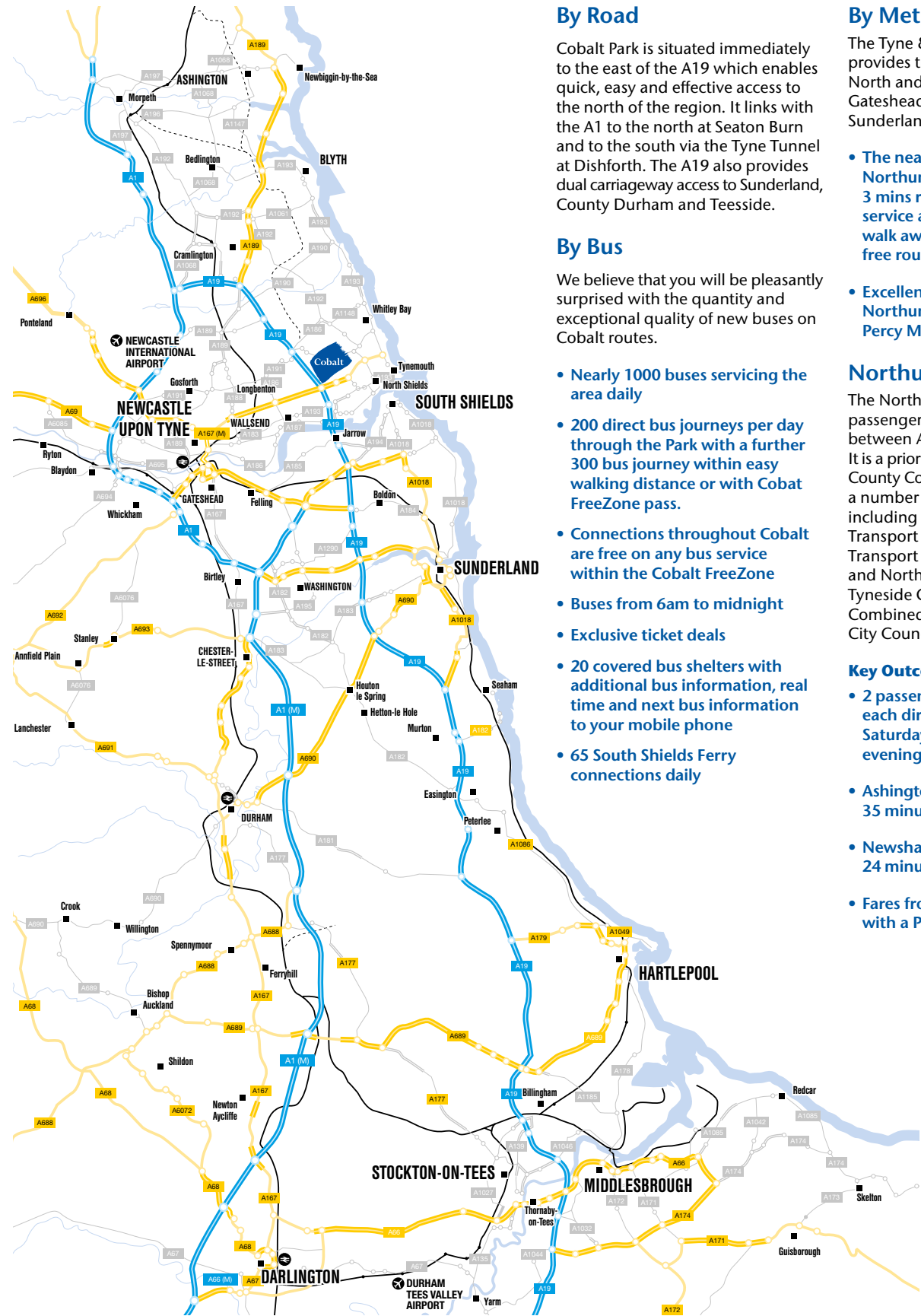
- Next Home
- Costa Coffee
- Wren Kitchens
- Sofology
- Hobbycraft
- Nando's
- McDonalds
- Pizza Hut
- Five Guys
- Odeon
- Marks & Spencer
- Boots
- Next
- New Look
- River Island
- H&M
- JD Sports
- SportsDirect.com
- ScS Sofas
- Currys PC World
- One Below
- Halfords



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

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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.

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 connetion from Northumberland Park and Percy Main Interchange

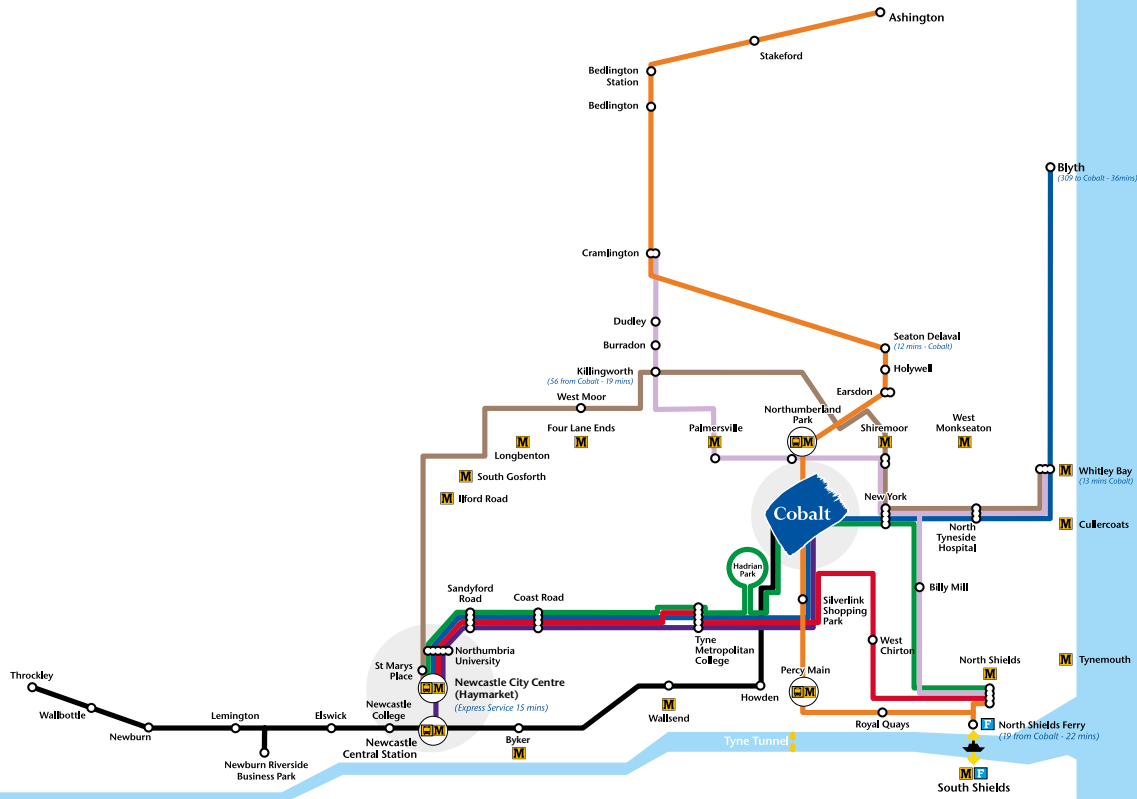
Northumberland Line

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



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

www.cobaltpark.co.uk



Highbridge Business Park
Limited
020 7494 9401

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