

# COBALT PARK

8 Cobalt Park, Newcastle upon Tyne NE27 0QJ



Prime, Grade A offices

Business Lounge and Meeting Room Facilities

UP TO 40,256 SQ FT OF REFURBISHED

## GRADE A OFFICE SPACE



CO8ALT PARK

- Double height reception and atrium
- Two, 8 person passenger lifts



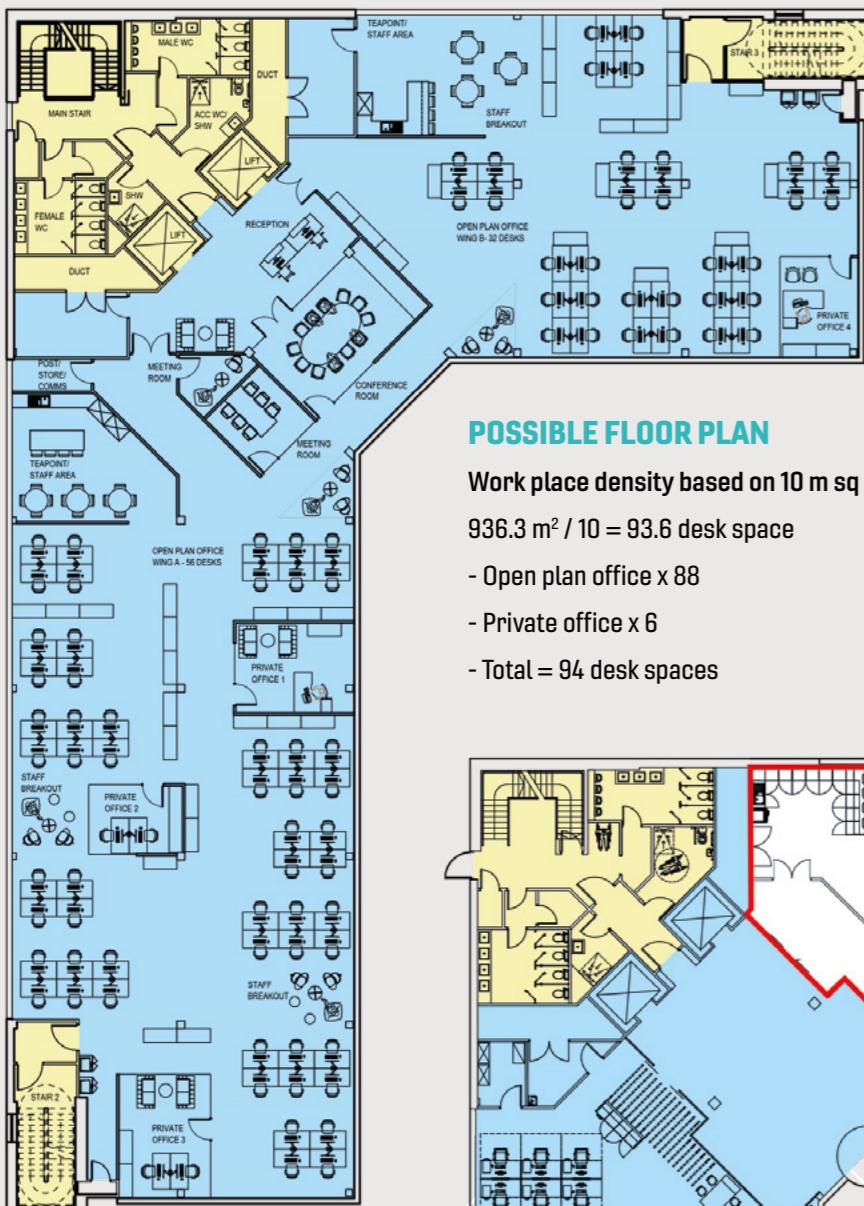
## BREEAM RATING VERY GOOD

## EPC B



- Newly fitted LED lighting throughout
- Brand new VRF air conditioning

- 3m clear floor to ceiling height
- Reconfigured and brand new male, female and disabled toilets on each floor

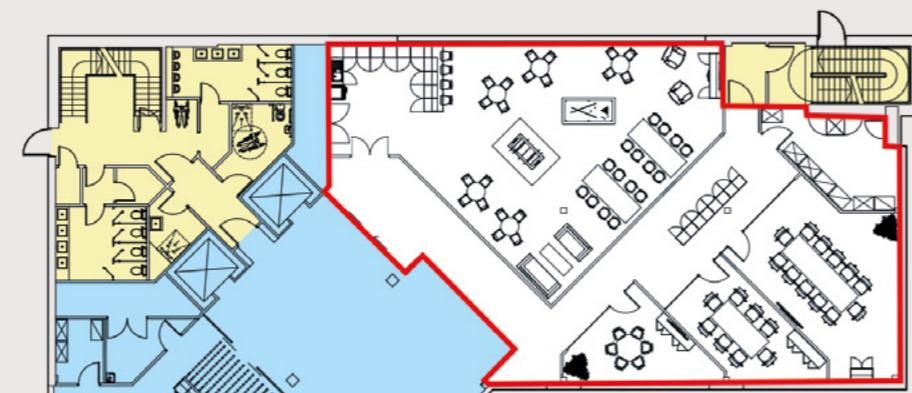


### POSSIBLE FLOOR PLAN

Work place density based on 10 m sq per desk

$$936.3 \text{ m}^2 / 10 = 93.6 \text{ desk space}$$

- Open plan office x 88
- Private office x 6
- Total = 94 desk spaces



### GROUND FLOOR PLAN

WORK ZONE

## YOUR SPACE YOUR RULES

The decision is yours, whether you wish to keep the floorplate clean and open plan, or divide your team with partitions.

The property provides highly specified Grade A office accommodation arranged around a centrally located core, allowing the flexibility to split each floor into two wings.

DEMISE	SUITE	SQ M	(SQ FT)
Ground	A	Let to Kerridge Commercial Systems	
	B	Communal kitchen and meeting rooms	
First	A	Let to ABCA Systems	
	B	357.3	(3,846)
Second	A	573.9	(6,178)
	B	394.7	(4,249)
Third	A	971.2	(10,454)
<b>TOTAL</b>		<b>2,297.1</b>	<b>(24,727)</b>



Break Out / Meeting Room Wing

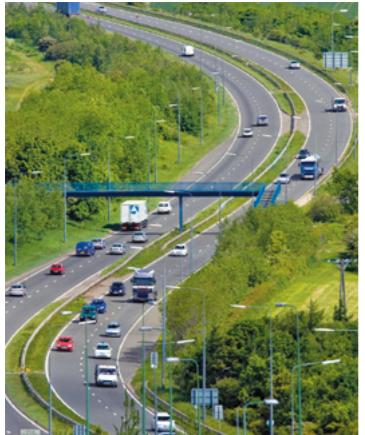


Communal Break Out Area



Work Zone

# CO8ALT PARK



<b>Newcastle</b>	10 minutes drive
<b>London</b>	2 hr 40 min. by train
<b>Edinburgh</b>	1 hr 30 min. by train
<b>Manchester</b>	2 hr 20 min. by train
<b>Paris</b>	2 hr flight
<b>Rome</b>	3 hr flight

## CLOSER THAN YOU THINK



Nearly 1,000 buses servicing the area daily. Buses from 6am to midnight with exclusive ticket deals available.



Cobalt is connected to the local road network via 5 separate access/egress routes, located on the A19 only 10 minutes drive from central Newcastle.



Proposed new Cobalt Metro Station and Silverlink extension. Northumberland Park is only 3 minutes ride on the 19 shuttle service.



A multitude of gyms and wellness facilities within touching distance.



Newcastle International Airport, is the region's largest airport handling five million passengers a year and serving 18 domestic locations. This airport is a 15 minute drive from Cobalt park.



Aside from exceptional on site facilities, Cobalt is just a short distance from the Silverlink retail park.

## THE NORTH EAST

- 72,000 graduates every year ensures access to a large, young and skilled workforce
- One of the friendliest places in the country
- A booming tech industry
- Staff costs are 10% lower than the national average
- Newcastle is one of the most vibrant and cultural cities in the UK
- With the comparative low cost of living, the North-East is quickly becoming a highly attractive location for many



## All the amenities you would expect from the UK's largest business park.

Amenities on the park include a Tesco Express, Greggs, Cobalt Coffee and Deli, Eat4Less and a Busy Bees day nursery. The nearby Silverlink Retail Park provides excellent retail and leisure facilities, including Odeon cinema, Halfords, Next and M&S.

The Village Hotel, together with luxury spa and Gym, is located at the northern entrance to Cobalt Park, just five minutes walk from 8 Cobalt.

There's unparalleled access to the local road network and national motorways via 5 separate access/egress routes - essential to ensure free movement at peak times.

Cobalt is located on the A19 only 10 minutes drive from central Newcastle and within a 5 minute drive to the A1.

Nearly 1,000 buses servicing the area daily (452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance). There are exclusive ticket deals and connections throughout

Cobalt including the Cobalt FreeZone. Buses start from as early as 6am until midnight.

Newcastle Central Station is on the East Coast Mainline and offers direct links to all major UK cities. Travelling from the station to Cobalt is very easy via the Metro station located within Central Station.

The adjacent 39-acre biodiversity park means you will never be too far from a spot of nature and a bit of fresh air.





**1 CO8ALT PARK**

- 2 Regus
- 3 Accenture
- 4 Santander
- 5 North Tyneside Council
- 6 Reed Recruitment and Neutron

**7 Northumbria NHS**

- 8 Leeds Building Society
- 9 Morrison Data Service
- 10 EE
- 11 P&G
- 12 Busy Bees Nursery

**13 DXC Technology**

- 14 Perfect Image / IT Solutions
- 15 Sage
- 16 Newcastle Building Society

**17 Tesco**

- Greggs
- Eat4Less
- Cobalt Coffee & Deli
- Cobalt Central

**SAY'HELLO' TO YOUR  
NEW NEIGHBOURS...**

**NHS**



**accenture**



**Santander**



**Sage**



**Busy Bees.**  
The best start in life

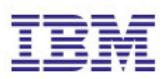
**P&G**

**TESCO**



**MORRISON Data Services**

**Perfect Image/IT Solutions**



**Regus**

**DXC TECHNOLOGY**

# COBALT PARK

8 Cobalt Park, Newcastle upon Tyne NE27 0QJ



## FURTHER INFORMATION & VIEWING

Strictly via joint agents, Lambert Smith Hampton Group Limited, Knight Frank and Parker Knights Real Estate.

Reference: 8 Cobalt Park, Newcastle upon Tyne NE27 0QJ.



0191 221 2211

[KnightFrank.co.uk](http://KnightFrank.co.uk)

**PATRICK MATHESON**

T: 0191 594 5015

M: 07796 192 356

E: [patrick.matheson@knightfrank.com](mailto:patrick.matheson@knightfrank.com)

**NATHAN DOUGLAS**

T: 0191 594 5002

M: 07790 931 318

E: [nathan.douglas@knightfrank.com](mailto:nathan.douglas@knightfrank.com)



0191 232 6291

**AIDAN BAKER**

M: 07712 868 537

E: [adbaker@lsh.co.uk](mailto:adbaker@lsh.co.uk)

**JESS VENTERS**

M: 07711 965 784

E: [jventers@lsh.co.uk](mailto:jventers@lsh.co.uk)



0191 649 8924

[parkerknights.co.uk](http://parkerknights.co.uk)

**MICHAEL DOWNEY**

T: 0191 649 8924

M: 07711 767 423

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

**CAROLYN RIDLEY**

T: 0191 649 8924

M: 07437 911 193

E: [cridley@parkerknights.co.uk](mailto:cridley@parkerknights.co.uk)

Misrepresentation Act 1967: Lambert Smith Hampton Group Limited, Knight Frank LLP and Parker Knights Real Estate for themselves and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1. These particulars do not constitute, nor constitute any part of, an offer or contract. 2. None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact. 3. Any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Lambert Smith Hampton Group Limited, Knight Frank LLP and Parker Knights Real Estate nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Finance Act 2013: Unless otherwise stated all prices and rents are quote exclusive of VAT. The Business Protection from Misleading Marketing Regulations 2008: These details are believed to be correct at the time of compilation but may be subject to subsequent amendment. January 2026