

The Cobalt logo is a white, stylized leaf or drop shape with the word "Cobalt" in blue text inside.

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

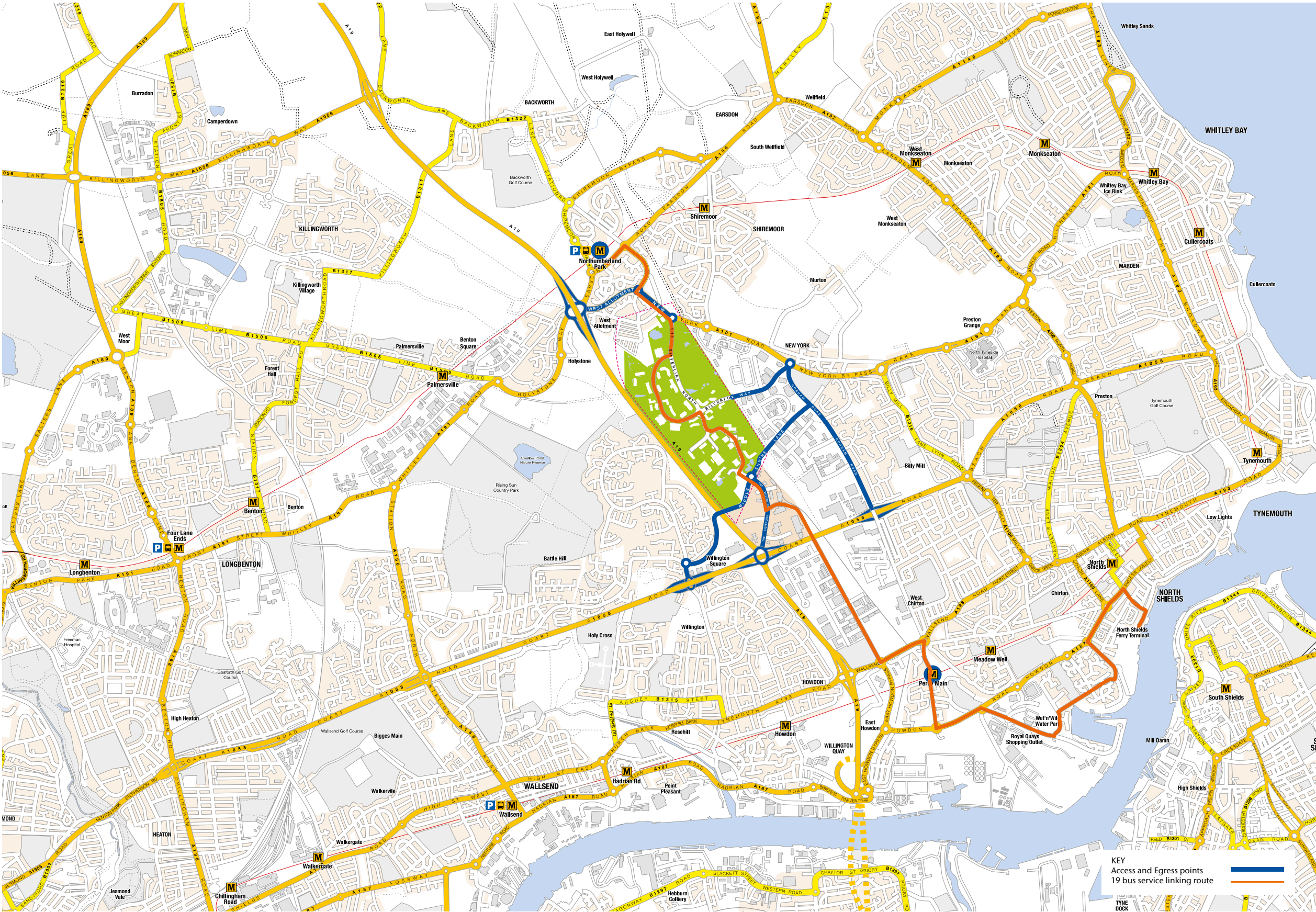
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Accessibility

- 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

- 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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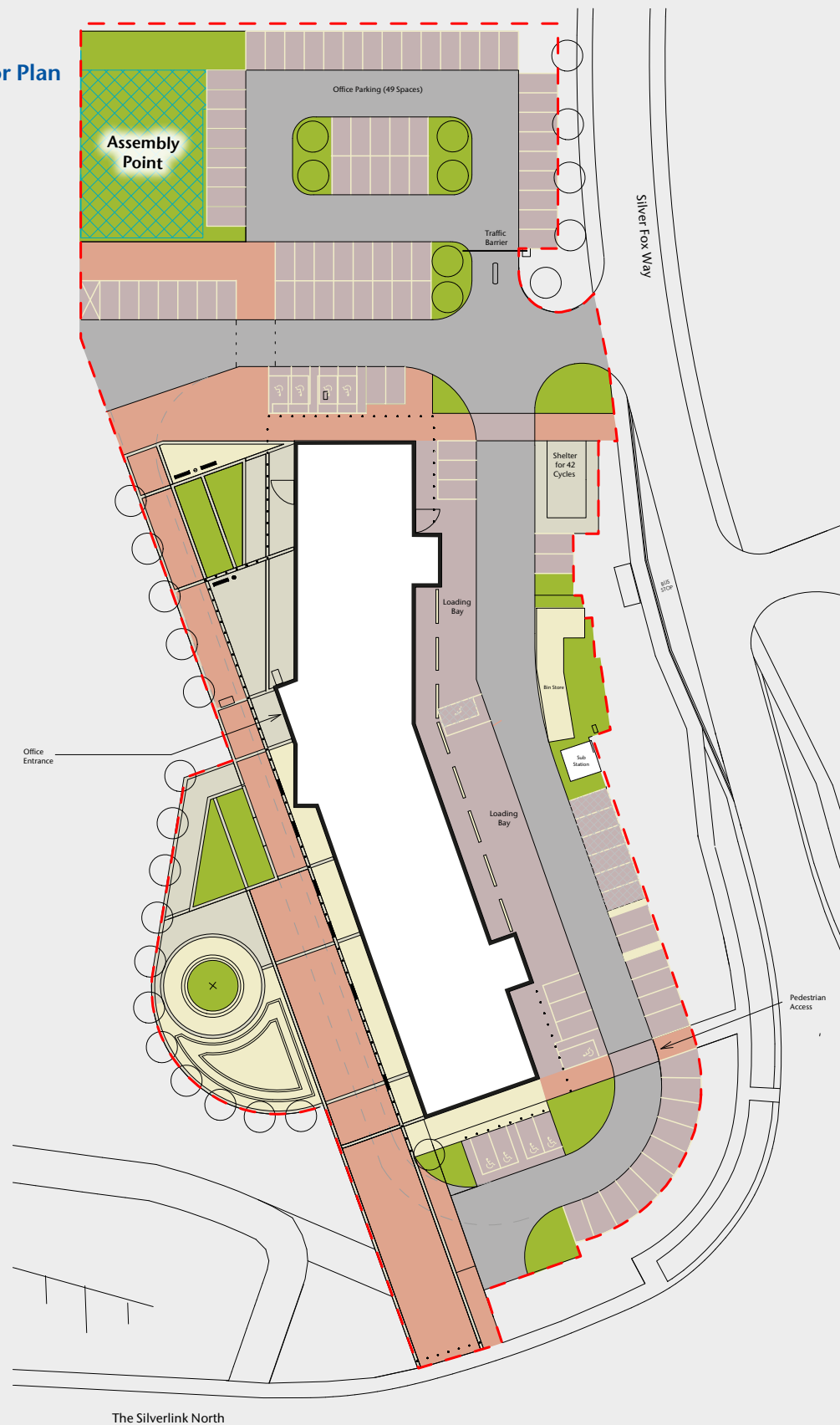


Floor Plans

- 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



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

Cobalt’s 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
- 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

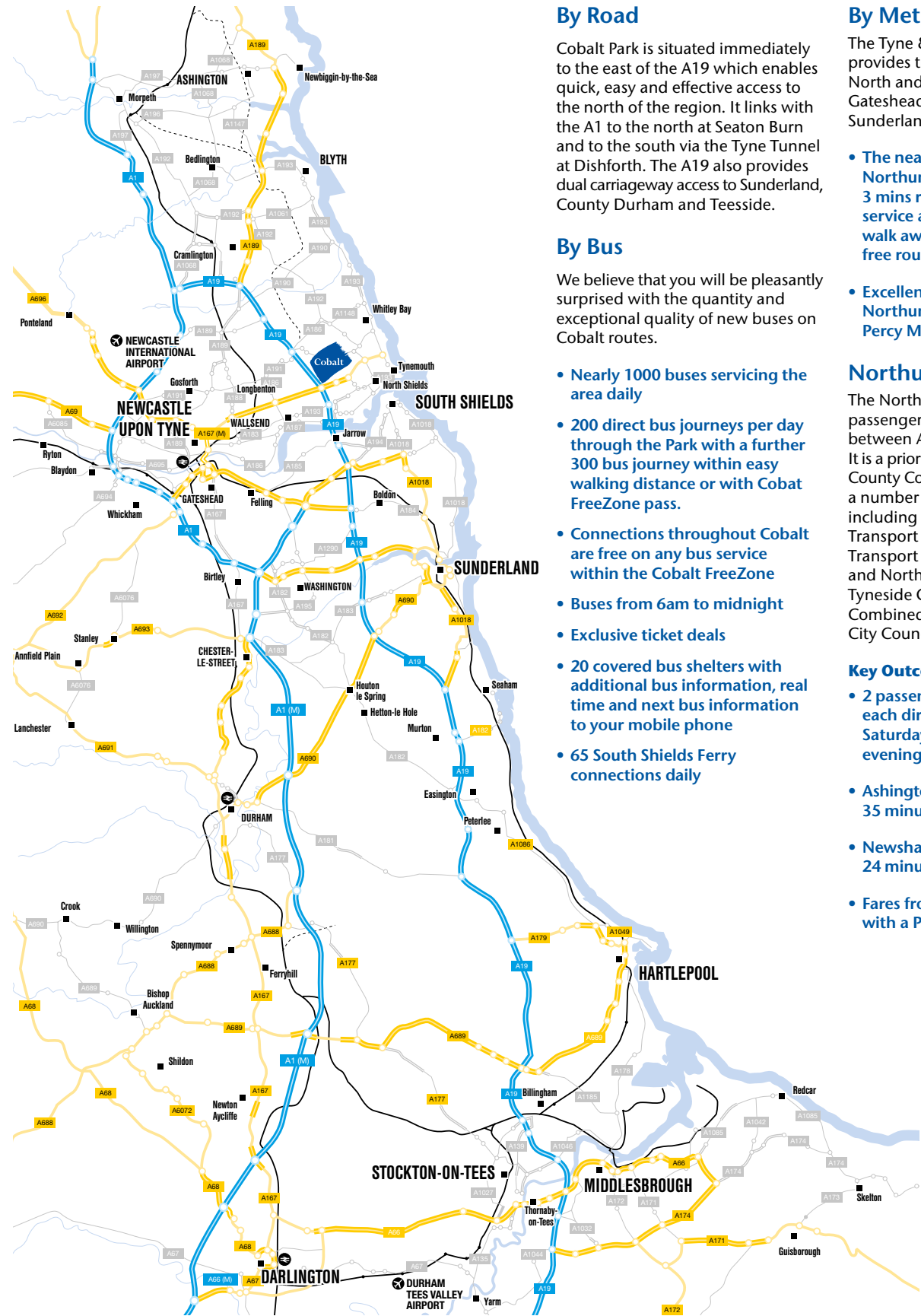
- Next Home
- Costa Coffee
- Wren Kitchens
- Sofology
- Hobbycraft
- Nando's
- McDonalds
- Pizza Hut
- Five Guys
- Odeon
- Marks & Spencer
- Boots
- Next
- New Look
- River Island
- H&M
- JD Sports
- SportsDirect.com
- ScS Sofas
- Currys PC World
- One Below
- Halfords



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.

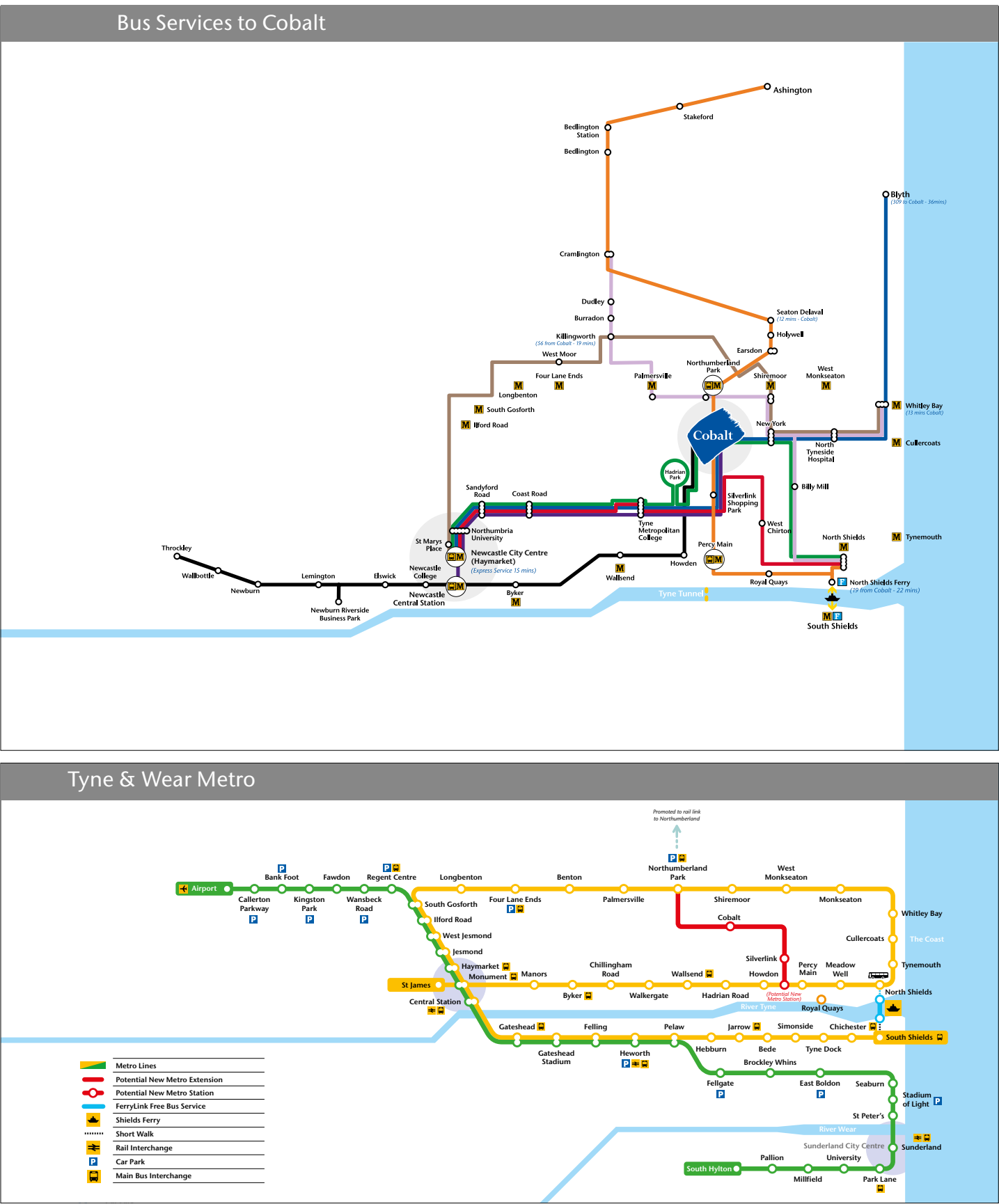
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Northumberland Line

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





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

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