





- > Double height reception and atrium.
- > Two, 8 person passenger lifts.
- > 3m clear floor to ceiling height.
- > Reconfigured and brand new male, female and disabled toilets on each floor.
- > Newly fitted LED lighting throughout.
- > Brand new VRF air conditioning.
- > 166 dedicated car parking spaces providing a ratio of (1:243 sq ft).
- > Excellent shower facilities with dedicated lockers.
- > The potential to retrofit wellness, gym and cycle facilities.

Up to 40,256 sq ft of refurbished, Grade A office space.

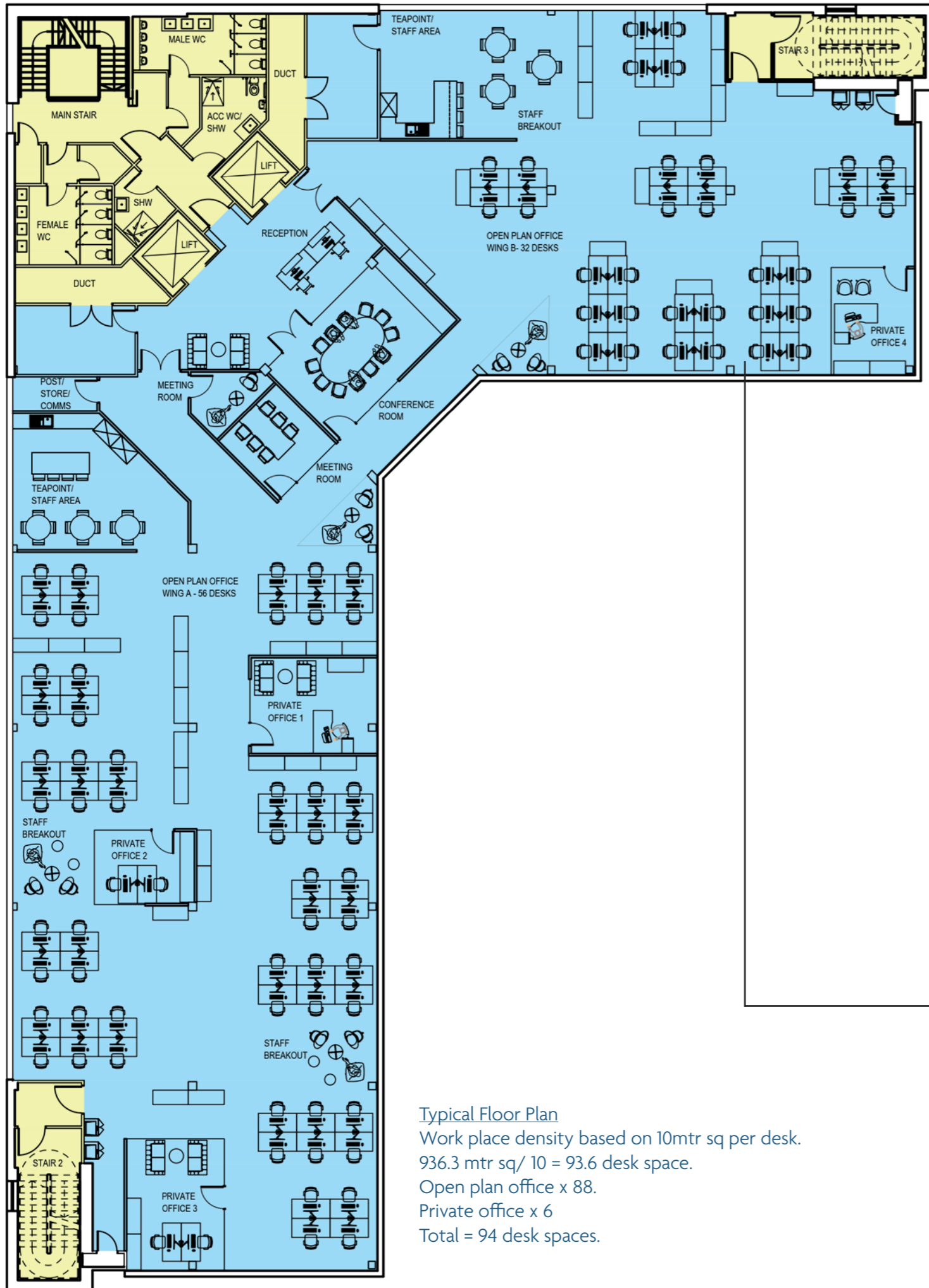
BREEAM
rating of
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Cobalt Park

“ Cost-effective space with a high level of amenities, perfectly located, with access to a large workforce. ”



Typical Floor Plan
 Work place density based on 10mtr sq per desk.
 $936.3 \text{ mtr sq} / 10 = 93.6 \text{ desk space.}$
 Open plan office x 88.
 Private office x 6
 Total = 94 desk spaces.

Demise	sq m	(sq ft)
3rd Floor	971.2	(10,454)
2nd Floor	968.7	(10,427)
1st Floor	931.3	(10,024)
Ground Floor	868.7	(9,351)
TOTAL	3,739.90	(40,256)

Terms
 The premises are available by way of a new FRI lease for a term to be agreed.

Quoting Rent
 £16.50 psf.

EPC
 Available on request.

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.

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, Chisholm Bookmakers 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.

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.

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.

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.

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.

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

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

Closer than you think.

Newcastle - 10 minutes drive
 London - 1 hr 10 min. flight
 Edinburgh - 1 hr 30 min. by train
 Manchester - 2hr 20 min by train

Paris - 2 hr flight
 Rome - 3 hr flight



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



A multitude of gyms and wellness facilities within touching distance.



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.



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.



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



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



Say 'hello' to your new neighbours...

NHS



GREGGS



accenture



FUJITSU

TESCO



Cobalt Hospital

P&G

sage

Santander

Perfect Image/



MORRISON Data Services

VILLAGE HOTEL CLUB

SIEMENS

- ① Accenture
- ⑥ NHS
- ⑪ P&G
- ⑫ Busy Bees Nursery
- ② Siemens
- ⑦ Leeds Building Society
- ⑬ DXC.technology
- ⑭ Perfect Image /IT Solutions
- ③ Santander
- ⑧ EIGHT COBALT
- ⑮ Sage
- ⑤ Det Norske Veritas
- ⑨ Morrison Data Service
- ⑩ EE
- ⑯ Tesco
- ⑰ Greggs
- Chisholm Bookmakers
- CBX
- IBM

A19

> 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.



> Further Information & Viewing

Strictly via joint agents, BNP Paribas Real Estate and Naylor's Gavin Black.

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



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P R A X I S



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