



[www.cobaltpark.co.uk](http://www.cobaltpark.co.uk)

The UK's largest Office Park

9b

Top floor Grade A Office To Let  
13,030 sq ft (1,210 sq m)



3 FLOORS  
LET TO  
SIEMENS



## Welcome to a new generation of self contained 'environmentally sustainable' office buildings

Cobalt 9b is a 52,230 sq ft (4,851 sq m) state-of-the-art office building with a 'low carbon' footprint. It has employed a range of sustainable practices, techniques and technologies to reduce the impact of the building upon the environment. Features such as solar power and rainwater recycling and even the envelope of the building itself have been designed to reduce the amount of energy consumed by the building.

Cobalt 9b also benefits from large open floor plates over four floors, air conditioning and a 3m clear floor to ceiling height.

Seimens currently occupy the ground, first and second floors. The remaining third floor of 13,030 sq ft (1,210 sq m) is available to let with 55 car parking spaces.

Several major occupiers on the park including Accenture, EE, P&G, HP, G4S, 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.





9b





# Location

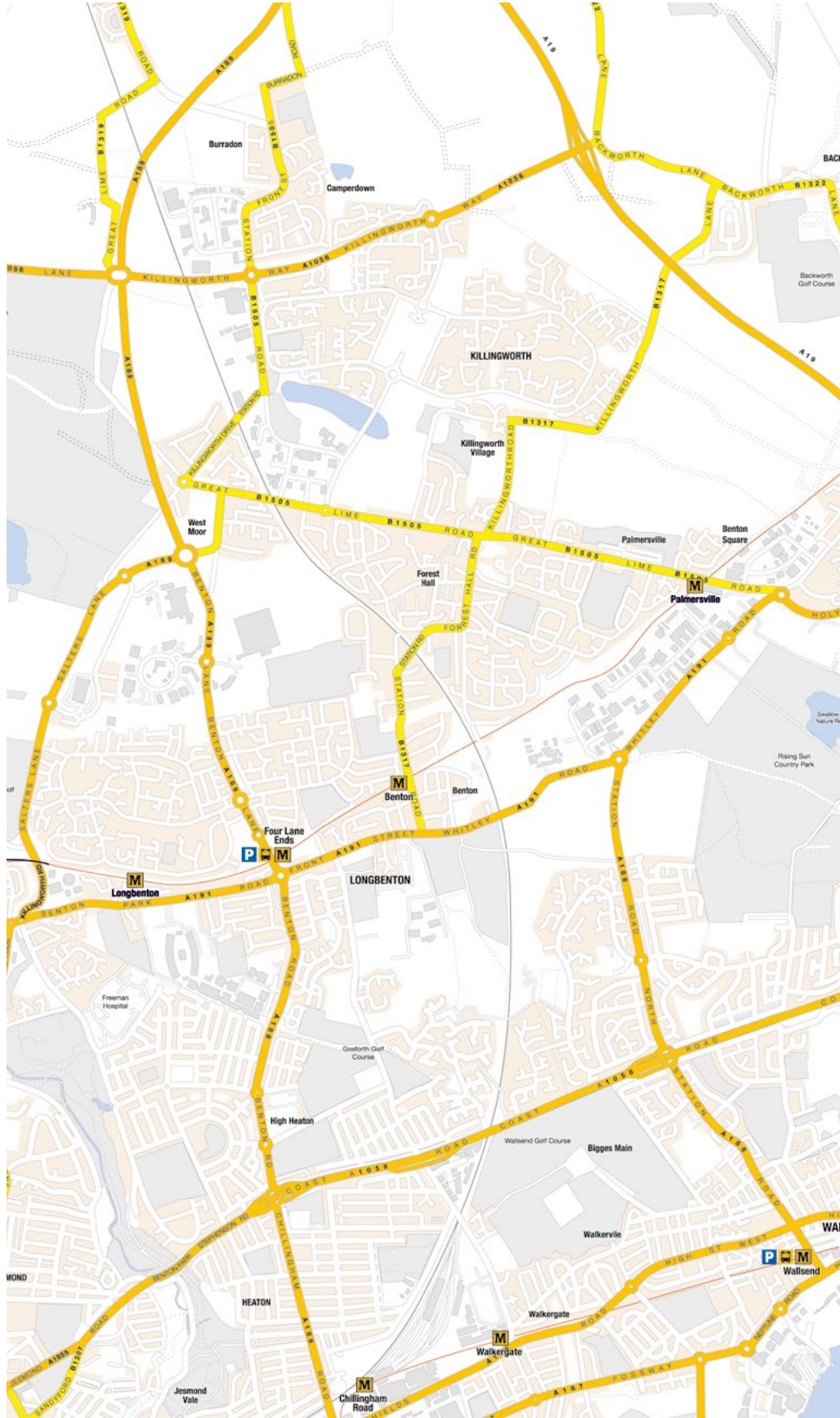
- Five diverse access and egress routes
- Future proofed against traffic congestion
- Unrivalled public transport provision

## 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

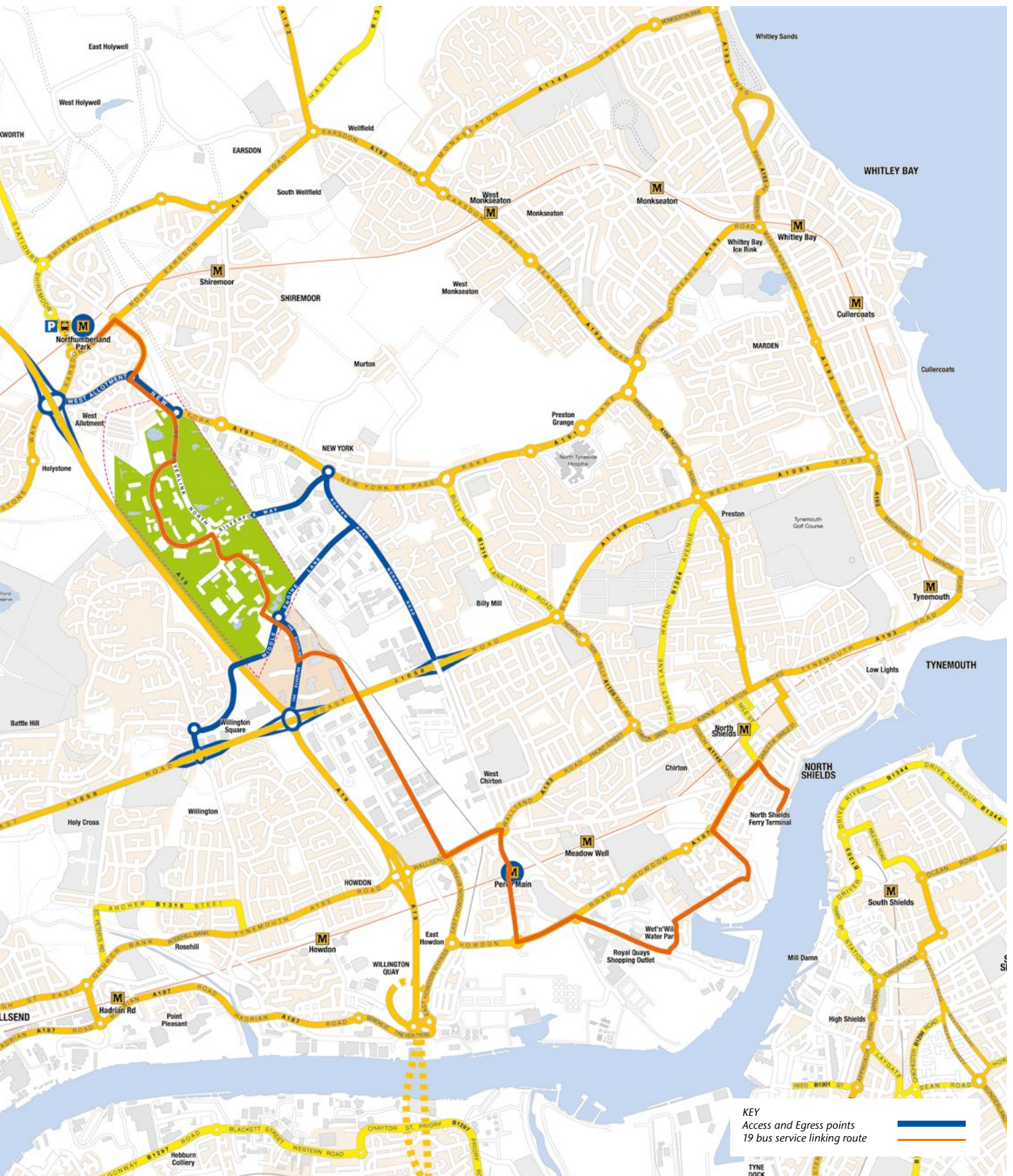
## Connectivity

- 452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance
- Connections throughout Cobalt are free on any bus service with the Cobalt FreeZone
- Exclusive ticket deals
- 20 Covered bus shelters
- 65 South Shields Ferry connections daily
- 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





# 9b





# Masterplan

- The UK's largest office park
- Home to world class occupiers
- 250 acre parkland setting





# 9b



DC3

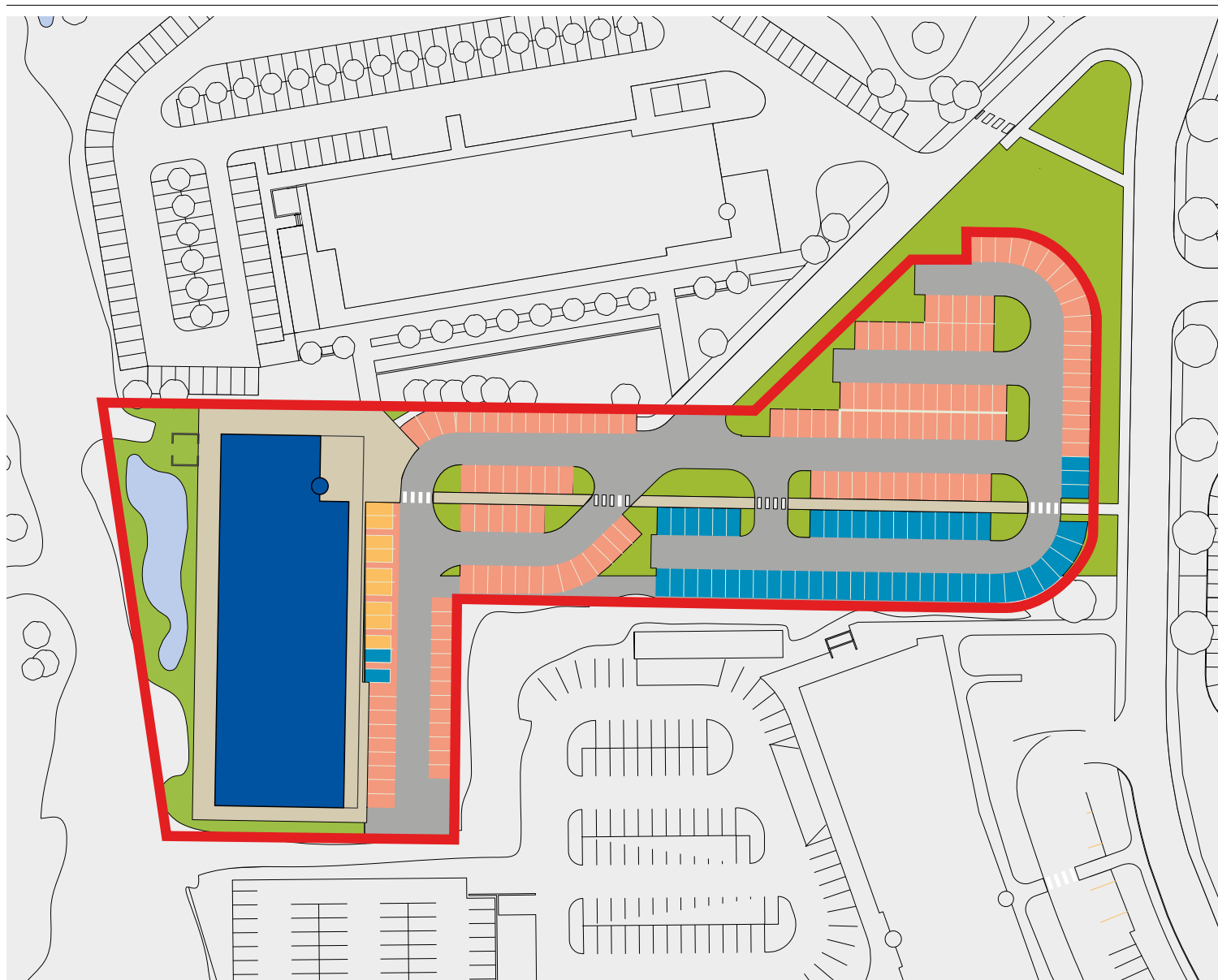
DC1





# Floor Plans

A large open plan floor plate provides flexible and efficient work space to meet the needs of individual businesses

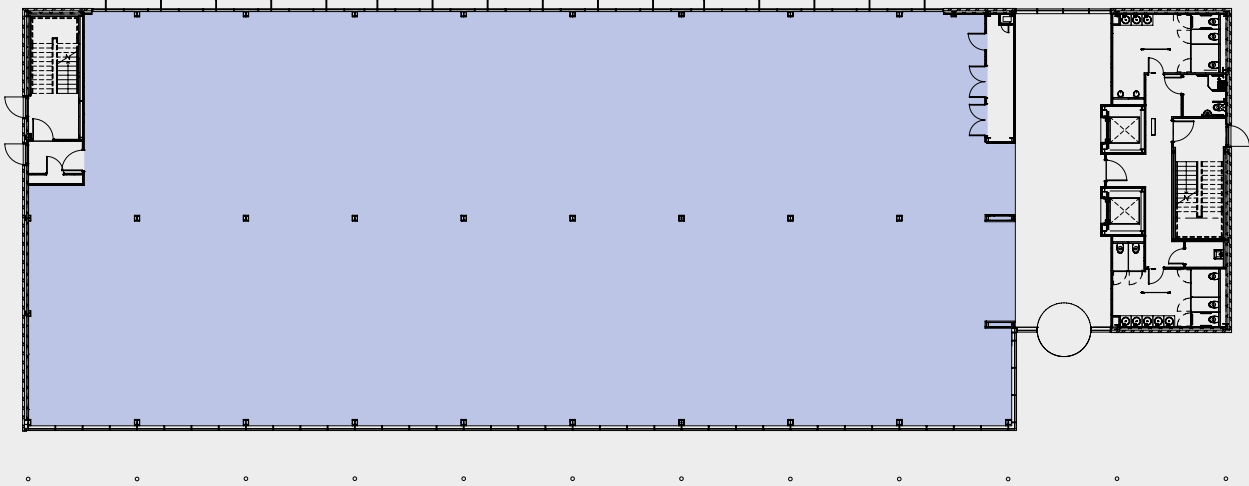


■ 55 car parking spaces



# 9b

## Third Floor



## Cobalt 9b

Net Internal Floor Areas (NIA)  
(4 storey)

	sq ft	sq m
Third Floor	13,030	1,210
Second Floor	LET TO	
First Floor		
Ground Floor	<b>SIEMENS</b>	
<b>Total</b>	<b>13,030</b>	<b>1,210</b>

55 Car parking spaces (parking ratio 1:237 sq ft)



# Specification

A light and spacious environment with an outstanding level of specification

Cobalt 9b is constructed to a high specification which includes:

- **13,030 sq ft (NIA)**
- **55 car park spaces**
- **Full height reception and atrium**
- **2 x 13 person passenger lifts**
- **VRF Air conditioning**
- **3m clear floor to ceiling height**

- **Suspended ceiling**  
T5 fluorescent lamps in combination with super-reflective aluminium could increase the efficacy of luminaires for fluorescent lamps by more than 30%

- **Solar heating**

- **Rainwater recycling**  
Rainwater is collected and housed in storage tanks and used for WC and urinal flushing

- **Reduced energy consumption by solar shading.**

Solar shading systems control solar heat gain, which can significantly reduce a building's energy costs by limiting or even eliminating the need for air conditioning. In addition, the use of optimum daylight cuts the costs associated with artificial lighting and creates a better working environment.

- **BREEAM very good**

- **Fully DDA compliant**

- **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 (CO<sub>2</sub>) emissions





9b





# Amenities

Cobalts unrivalled level of amenity means everything you need is close at hand



Village Hotel  
25m heated indoor pool



Cobalt Central



Cobalt Travel Centre



## Village Hotel & Leisure Club

- 157-bedrooms
- The Victory Pub and Kitchen
- Buca di Beppo - Italian theme restaurant
- Starbucks Coffee
- 25m heated indoor pool
- Cardio Zone
- Sauna
- Jacuzzi
- Sun showers
- Toning tables
- Fitness & aerobic studio
- HealthWorks - health and beauty studio

## Busy Bees

- 100 place Day Nursery and Creche

## North Tyneside Council Offices

- Restaurant
- Cash Machine

## Cobalt Central

- Retail Centre
- Tesco Express Supermarket
- Greggs
- Navaho Coffee
- Chisholm
- More Cobalt Travel and Information Centre
- Cobalt Management Suite

## Cobalt Business Exchange & Conference Centre (CBX)

- 500 delegate state-of-the-art Conference Centre
- Board Room and Meeting Rooms
- Starbucks Cafe

## Northumberland Park

- Sainsbury's
- Fish & Chip Shop
- Pharmacy
- Stan James
- Northumberland Tiles and Bathrooms
- Coffee Shop
- Subway
- Kirsha Knowles Hair & Beauty

## Silverlink Shopping Park

- Travel Lodge
- Nando's
- Bella Italia
- McDonalds
- Pizza Hut
- Frankie & Benny's
- Odeon
- Marks & Spencer
- Boots
- Next
- Outfit
- New Look
- River Island
- Mothercare
- JD Sports
- SportsDirect.com
- ScS Sofas
- Argos
- Currys
- Comet / Game
- Benson Beds
- Storey Carpets
- Halfords
- Poundworld

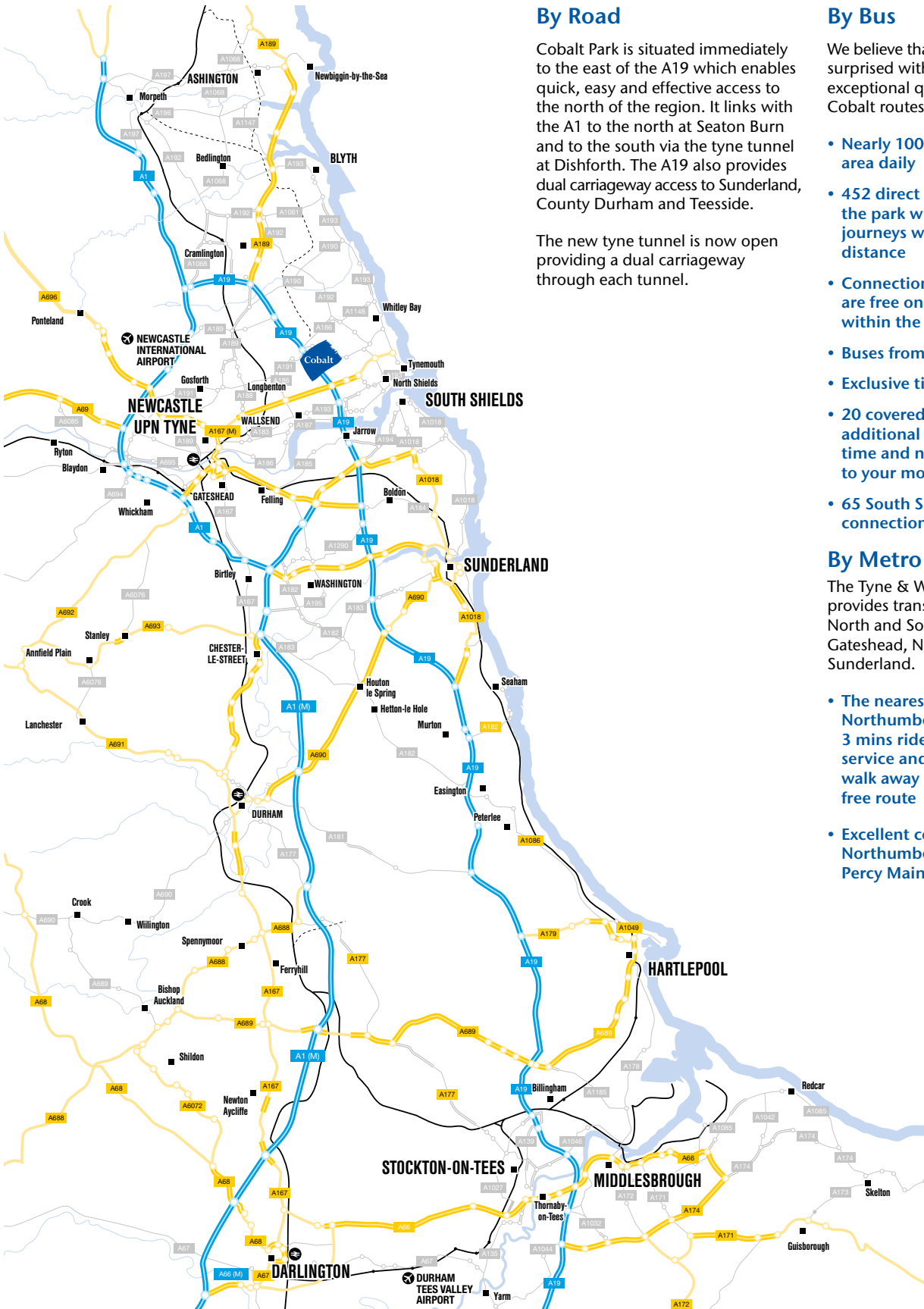






# Well Connected

- Immediately adjacent to the A19 access via 2 junctions
- Metro (Northumberland Park) easy and safe 10 minutes walk/3 minutes bus connection
- Approximately 1000 buses serve Cobalt every day



## 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.

The new tyne tunnel is now open providing a dual carriageway through each tunnel.

## 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
- 452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance
- 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



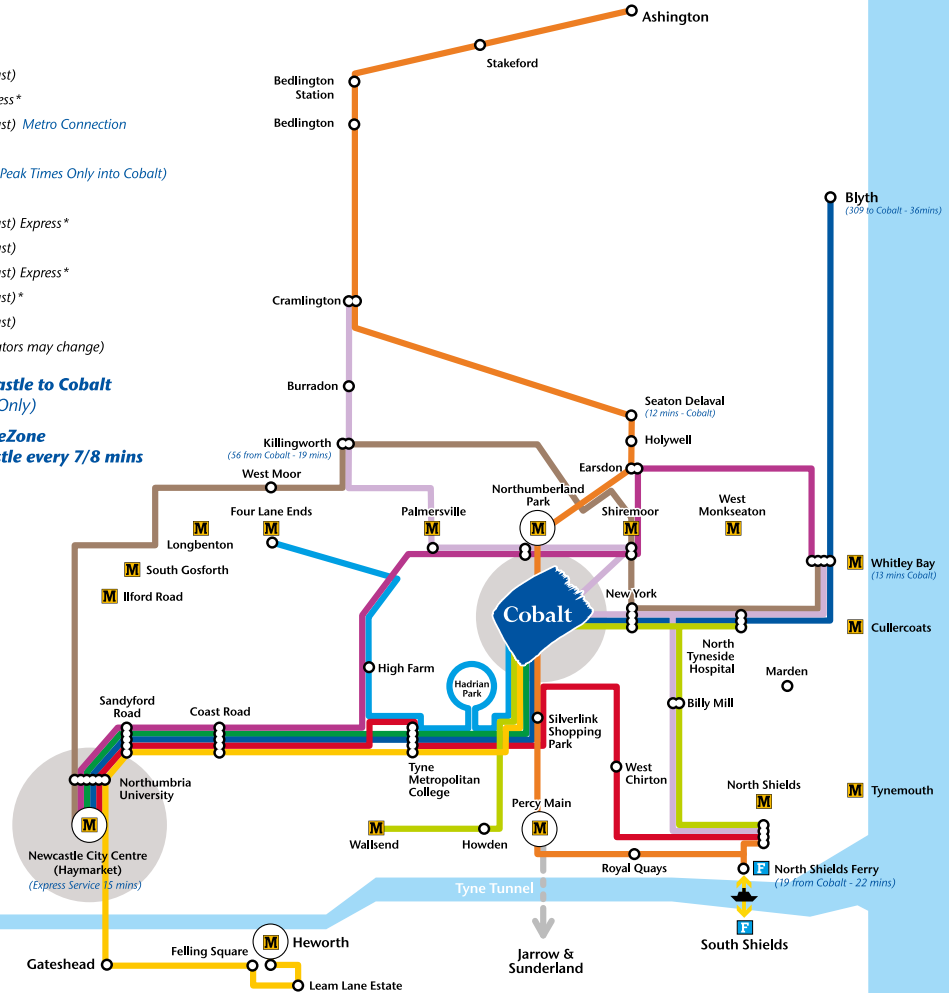
## Bus Services to Cobalt

- 9 (Go North East)
- X9 (Arriva) Express\*
- 19 (Go North East) Metro Connection
- 51 (Arriva) ▲
- 53/53a (Arriva) ▲ (Peak Times Only into Cobalt)
- 54 (Arriva) ▲
- 58X (Go North East) Express\*
- 80 (Go North East)
- X39 (Go North East) Express\*
- 309 (Go North East)\*
- 310 (Go North East)
- 335 (Nexus operators may change)

**\*Express services from Newcastle to Cobalt  
approx 15 mins (Peak Times Only)**

**▲ Connect to Cobalt using FreeZone  
A bus out of Central Newcastle every 7/8 mins**

- Main Metro Interchange
- Metro Station
- Ferry



## 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
- Outstanding road and public transport connectivity

SAT NAV REF: NE27 0BY

[www.cobaltpark.co.uk](http://www.cobaltpark.co.uk)



Highbridge Business Park  
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