

# Cobalt 15A

Cobalt Business Park, Newcastle upon Tyne NE27 00Q

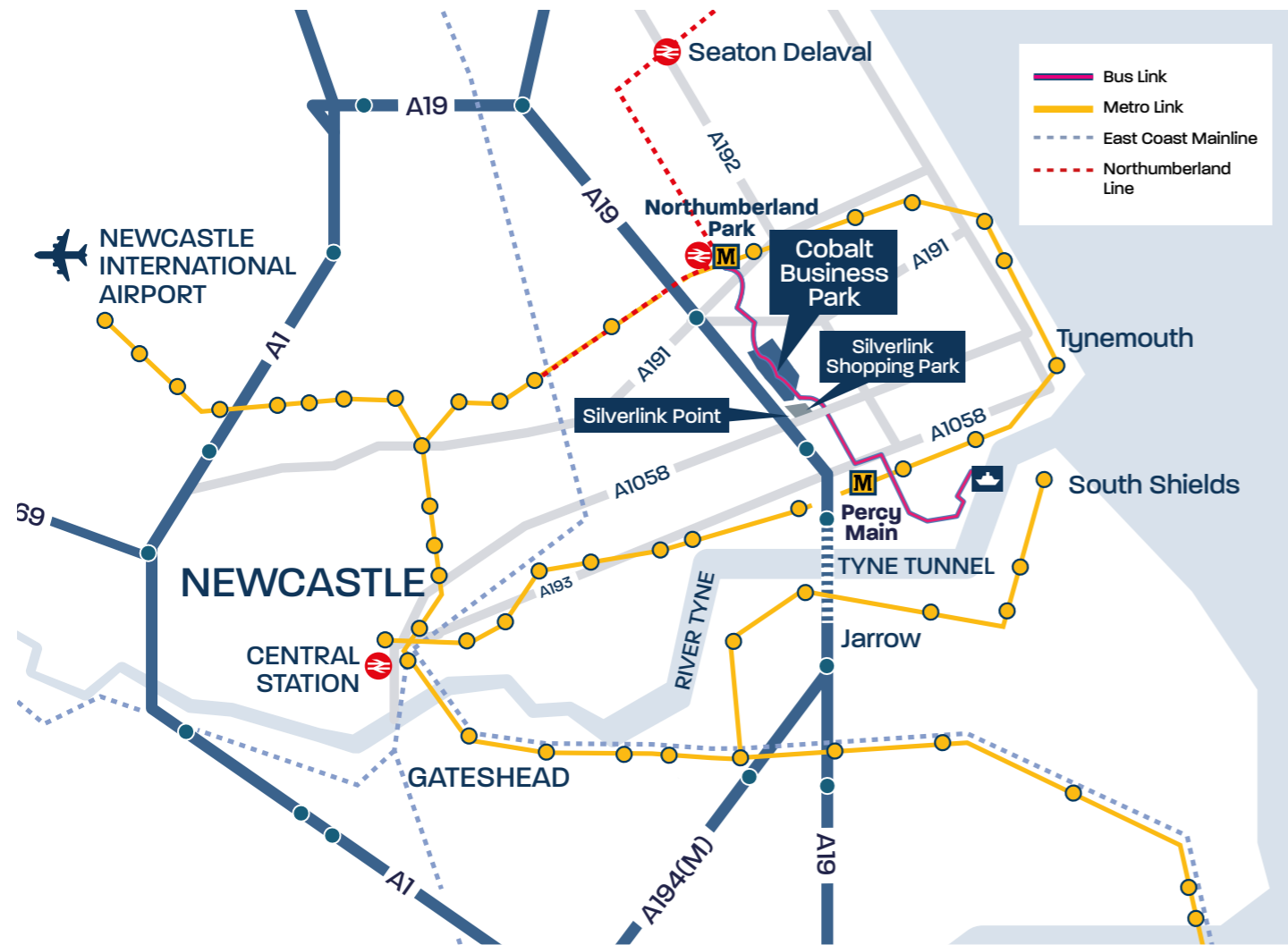
**TO LET**

Comprehensively  
Refurbished Grade A Office

**50 - 30,000 sq ft**  
(5 - 2,787 sq m)



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## Location

Cobalt Park is the UK's largest business park on the A19 providing easy access to the local road network with a 10 minute drive from central Newcastle and 5 minutes from the A1. There are 1,000 buses servicing the area (452 direct through the Park) and the Northumberland Park Metro Station is only 3 minutes on the 19 shuttle service.

The Business Park includes many amenities including a Tesco Express, Greggs, Cobalt Coffee and Deli, Eat4Less, Chisholm Bookmakers and a Busy Bees Day Nursery. The nearby Silverlink Retail Park also provides further excellent retail and leisure facilities.

Finally the Village Hotel is also based at the northern entrance to the Park which incorporates a luxury spa and gym.



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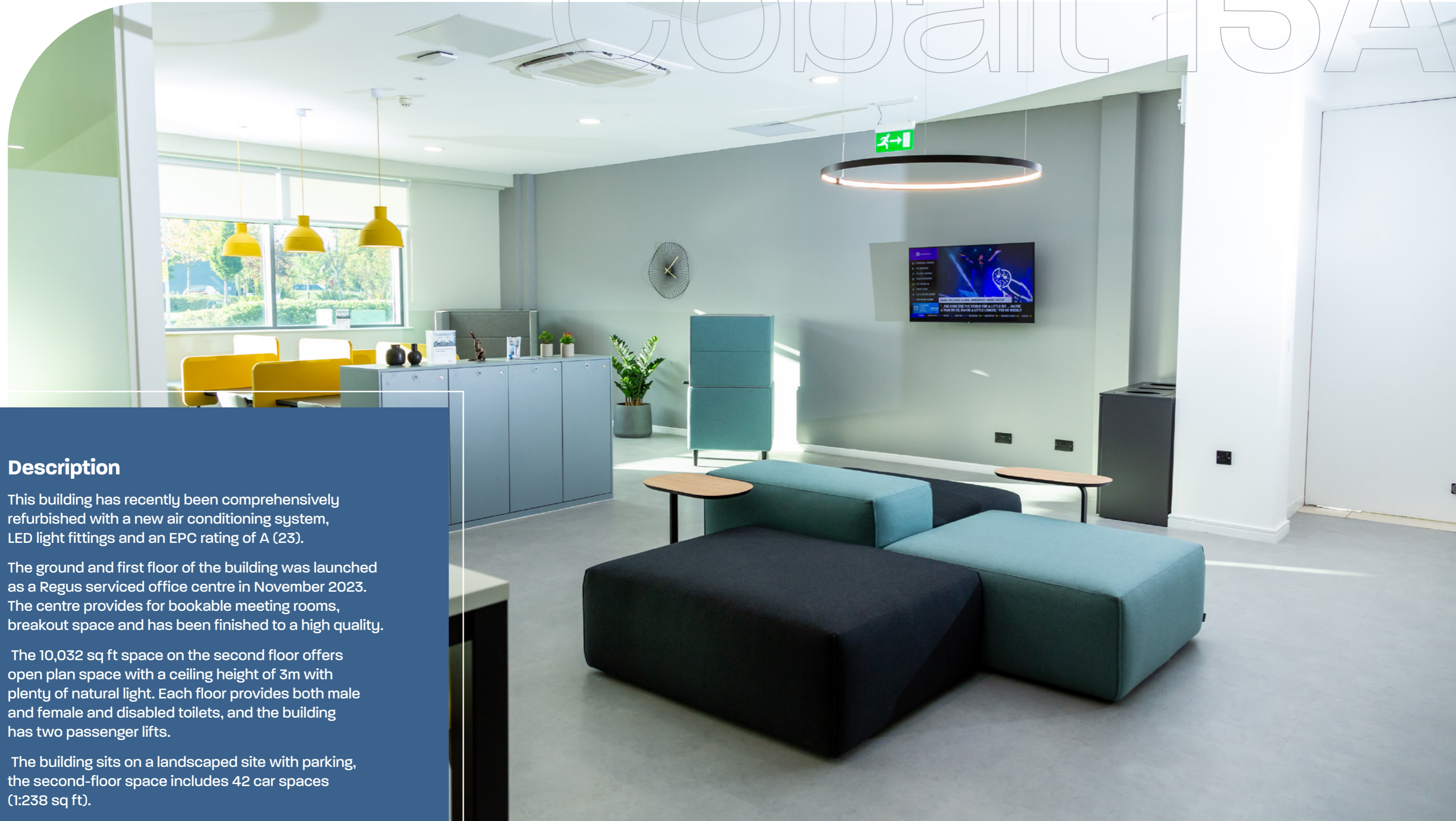
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## Description

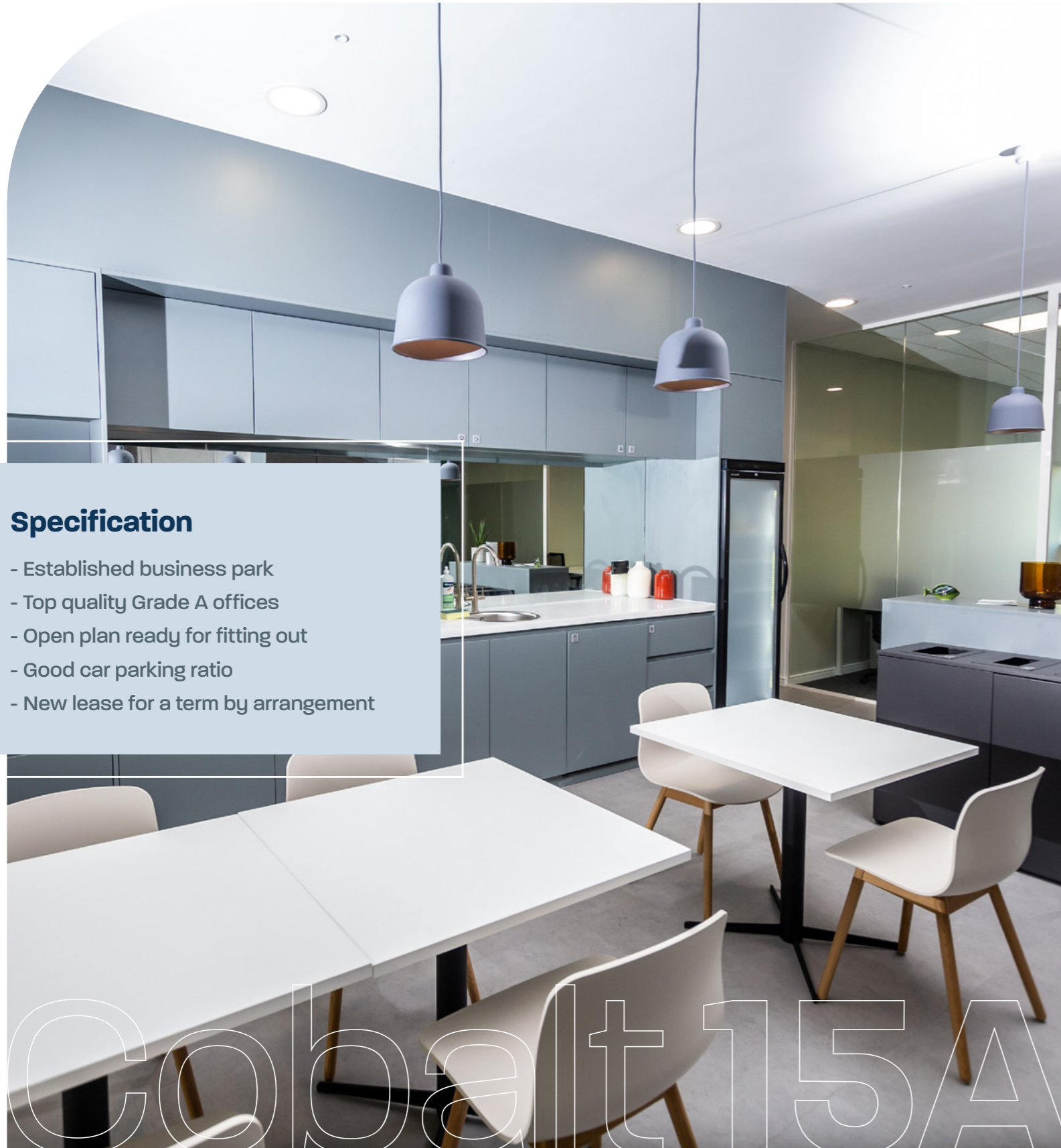
This building has recently been comprehensively refurbished with a new air conditioning system, LED light fittings and an EPC rating of A (23).

The ground and first floor of the building was launched as a Regus serviced office centre in November 2023. The centre provides for bookable meeting rooms, breakout space and has been finished to a high quality.

The 10,032 sq ft space on the second floor offers open plan space with a ceiling height of 3m with plenty of natural light. Each floor provides both male and female and disabled toilets, and the building has two passenger lifts.

The building sits on a landscaped site with parking, the second-floor space includes 42 car spaces (1:238 sq ft).

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## Specification

- Established business park
- Top quality Grade A offices
- Open plan ready for fitting out
- Good car parking ratio
- New lease for a term by arrangement

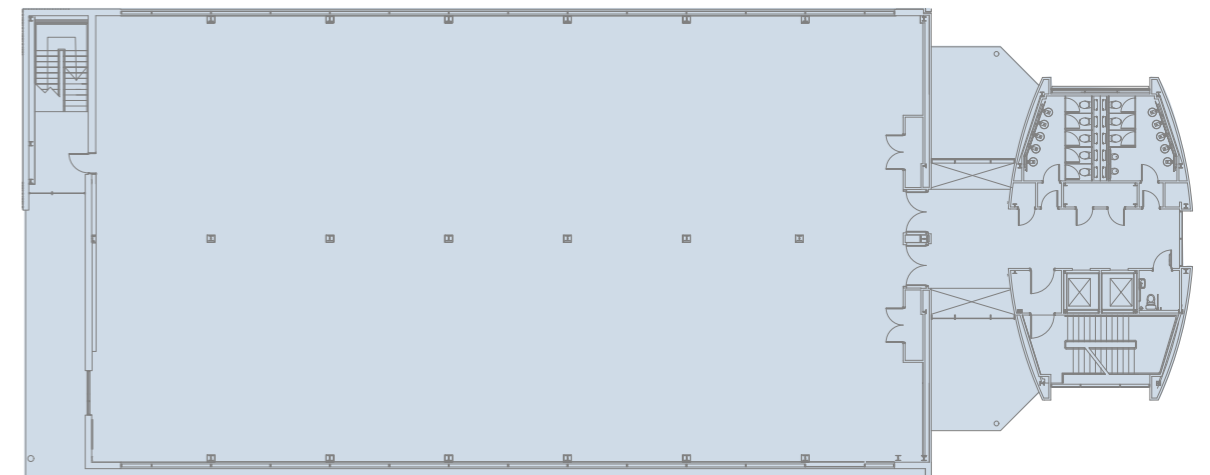


## Accommodation

The property provides the following approximate floor areas:

COBALT 15A	SQ M	SQ FT
Second Floor	932	10,032*
First Floor (Regus Floor)	5 to 315	50 to 3,500
Ground Floor (Regus Floor)	5 to 315	50 to 3,500
<b>Total</b>	<b>2,787</b>	<b>30,000</b>

**\*The floor is available from 3,000 sq ft.**



Second Floor Layout

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## Tenure

The property is available to let on a full repairing and insuring terms for a term of years to be agreed.

## Rateable Value

The premises will need to be reassessed for rating purposes.

## Rent

The quoting rent is £14 psf.

## Service Charge

On application.

## EPC

EPC rating of A (23).

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

## Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institution of Chartered Surveyors, London SW1P 3AD Tel: 0207 695 1535.

## VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor's Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.

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## VIEWING ARRANGEMENTS

For further information or to arrange an inspection please contact:

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