

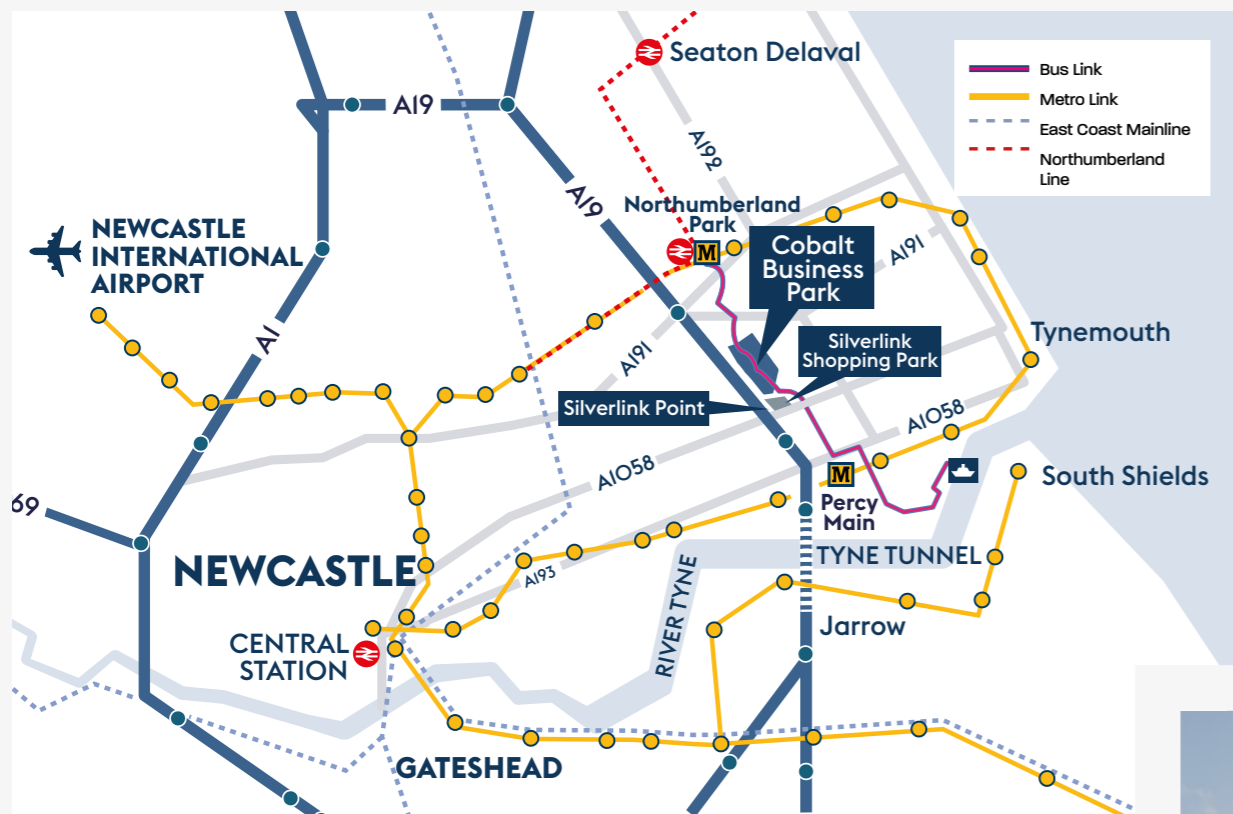
# COBALT 7A

COBALT BUSINESS PARK, NEWCASTLE UPON TYNE NE27 0QJ

**MODERN  
SELF CONTAINED  
OFFICE BUILDING**  
20,130 sq ft (1,870.08 sq m)



# EXCELLENT LOCATION WITH CONVENIENT CONNECTIONS



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 I9 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.



# TOP QUALITY OUT OF TOWN OFFICES AT COBALT BUSINESS PARK

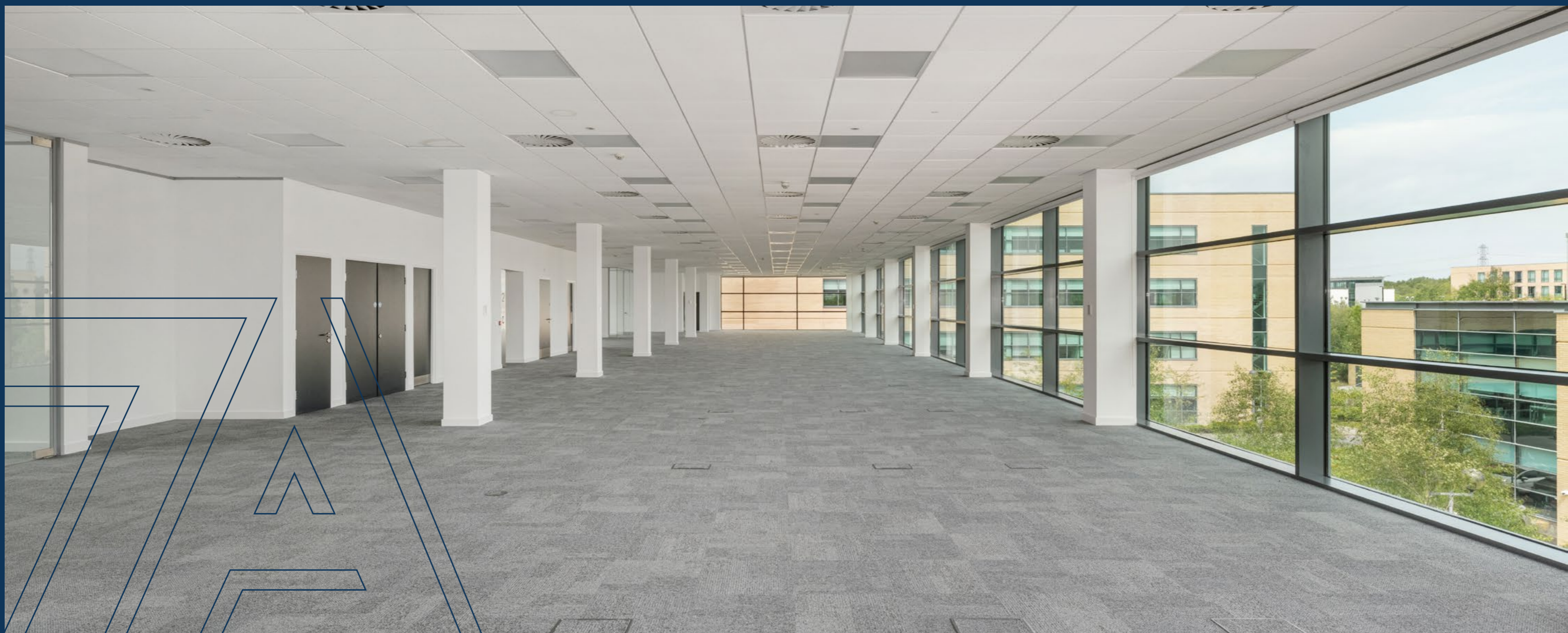
Cobalt 7A is a standalone office building which has a glazed façade.

The building has been fitted out to a high standard with the following specification:

- Air conditioning
- Raised floors
- Carpeting
- Kitchen and break out areas
- Fully fitted with a number of private offices
- Attractive entrance hall
- Passenger lift
- 84 car parking spaces



# GREAT OFFICES WITH SUPERB NATURAL LIGHT





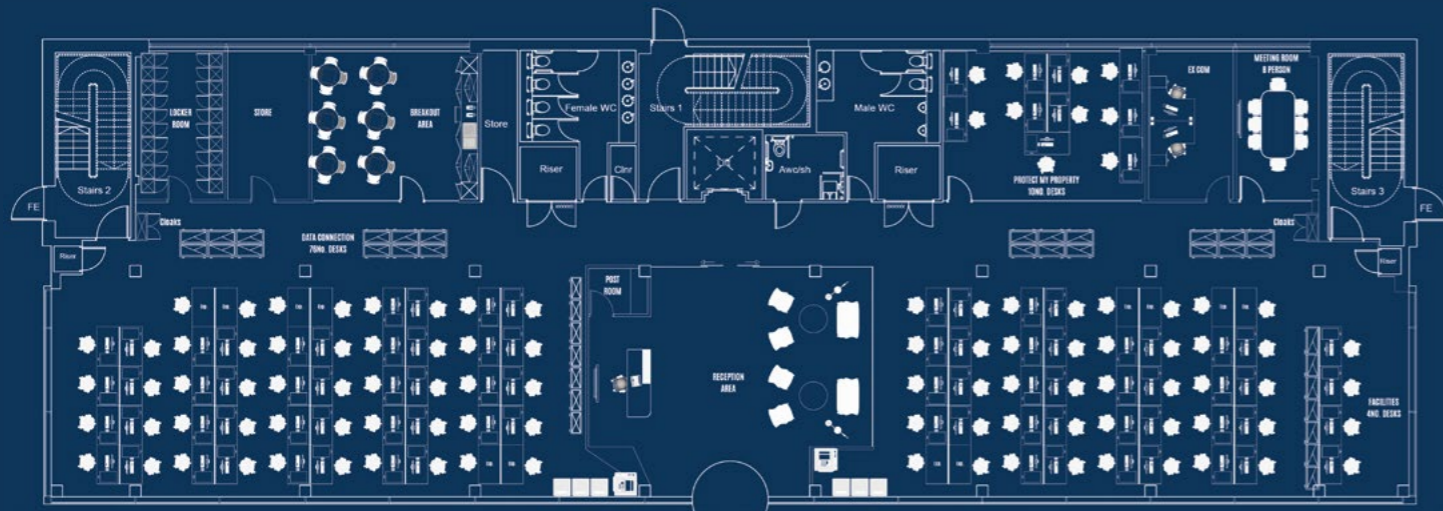
**FULLY  
FITTED  
KITCHEN  
AND OFFICES**



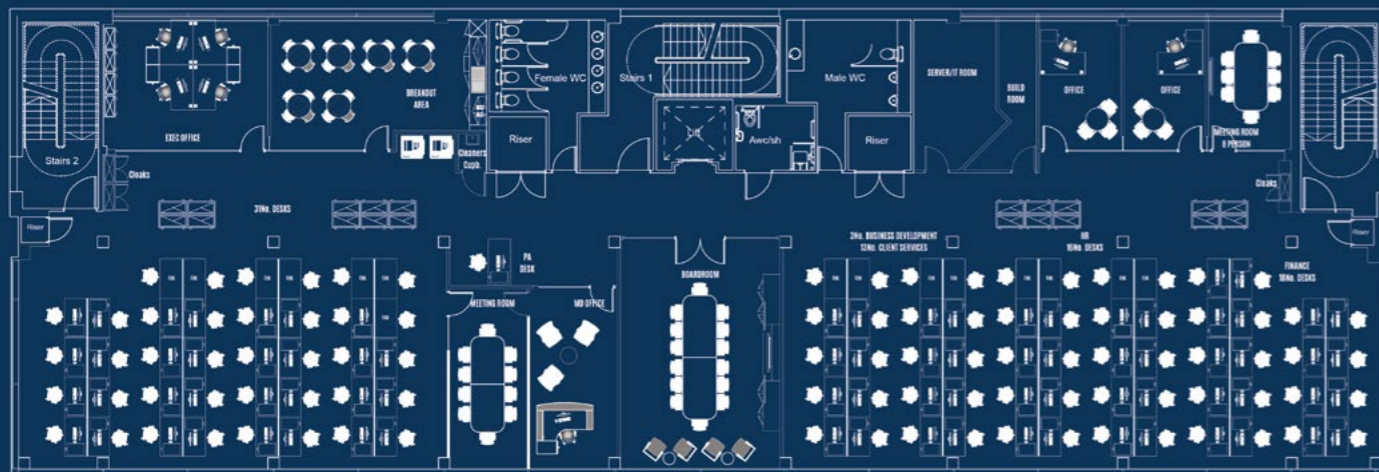
# ACCOMMODATION

The property has the following areas:

	SQ FT	SQ M
SECOND FLOOR	6,880	639.15
FIRST FLOOR	6,400	594.56
GROUND FLOOR	6,850	636.36
<b>TOTAL</b>	<b>20,130</b>	<b>1,870.08</b>



PREVIOUS GROUND FLOOR LAYOUT



PREVIOUS FIRST FLOOR LAYOUT





## RENT

On Application.

## SERVICE CHARGE

Available upon application.

## EPC

B (48).

## RATEABLE VALUE

The building has a rateable value of £231,000 giving rates payable of approximately £118,272 per annum.

## LEGAL COSTS

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

## 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.





## VIEWING ARRANGEMENTS

For further information or to arrange an inspection please contact:

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# COBALT7A

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