

The Cobalt logo consists of the word "Cobalt" in a white, sans-serif font, positioned inside a blue, irregular, brush-stroke-like shape. The background of the entire image is a low-angle photograph of a modern office building with a brick facade and large glass windows, with a bright sun flare visible on the left side.

Cobalt

30

TO LET/FOR SALE

63,507 sq ft (5,900 sq m) headquarters office building at Cobalt Park, Newcastle

Cobalt 30

63,507 sq ft (5,900 sq m) of outstanding office accommodation arranged over five, large open plan floors. This new building is prominently located adjacent the A19 offering occupiers superb branding opportunities.

The building is currently finished to shell and core allowing the space to be fitted out as Grade A office space or alternatively with exposed services providing a contemporary studio space.

The building could also be suitable for alternative use such as hotel or services apartments subject to planning

30



Location

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

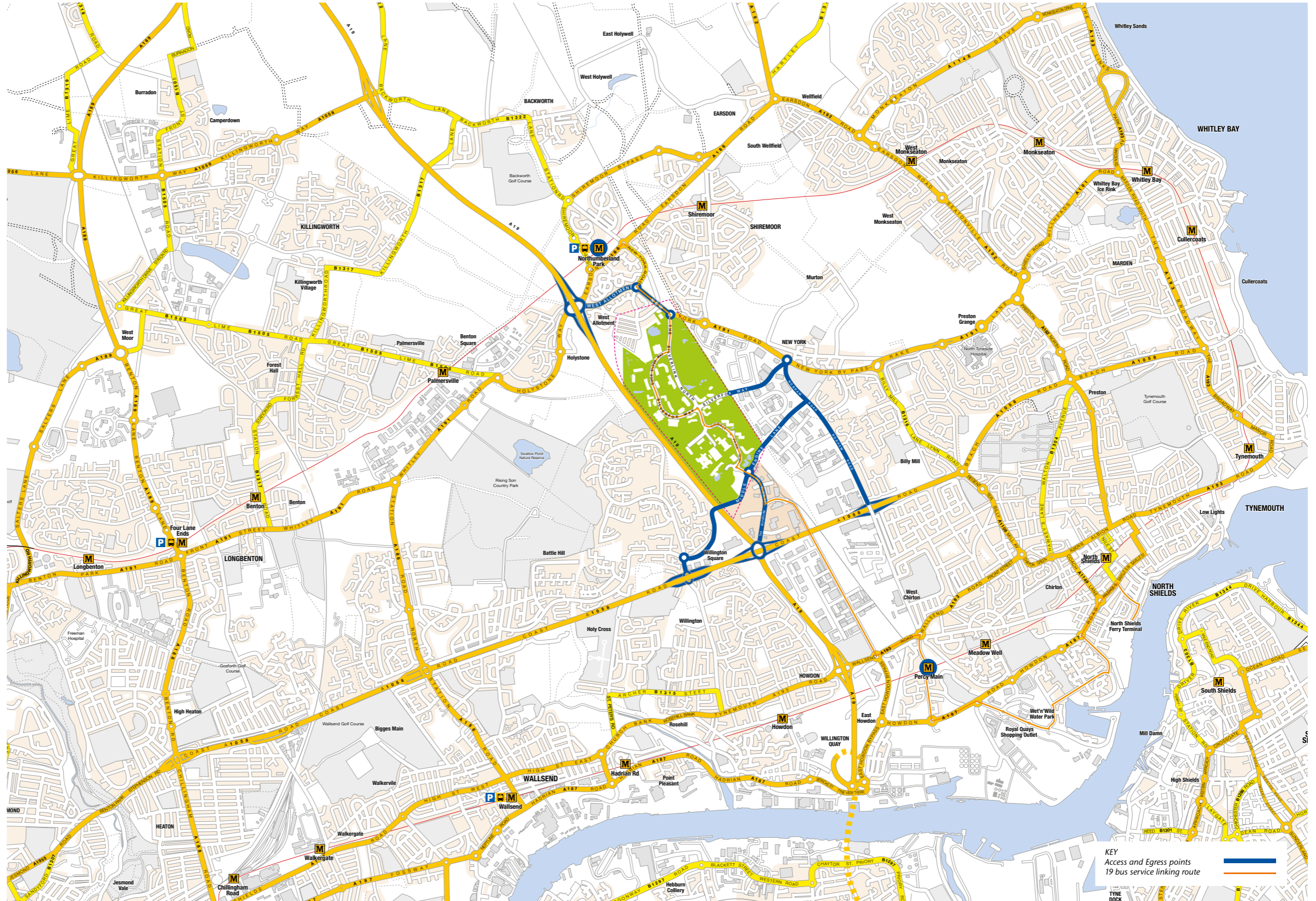
30

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

- 484 direct bus journeys through the park with a further 218 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 minutes 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

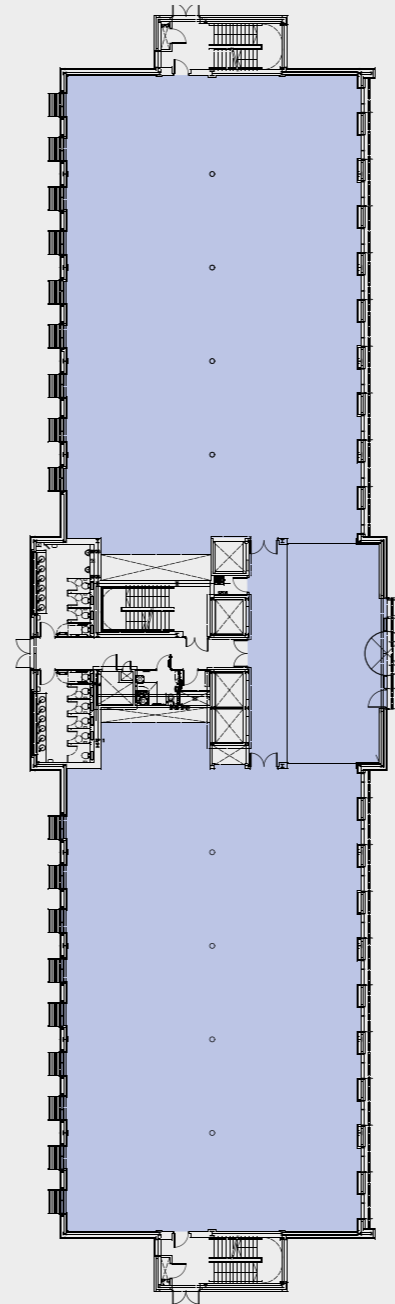
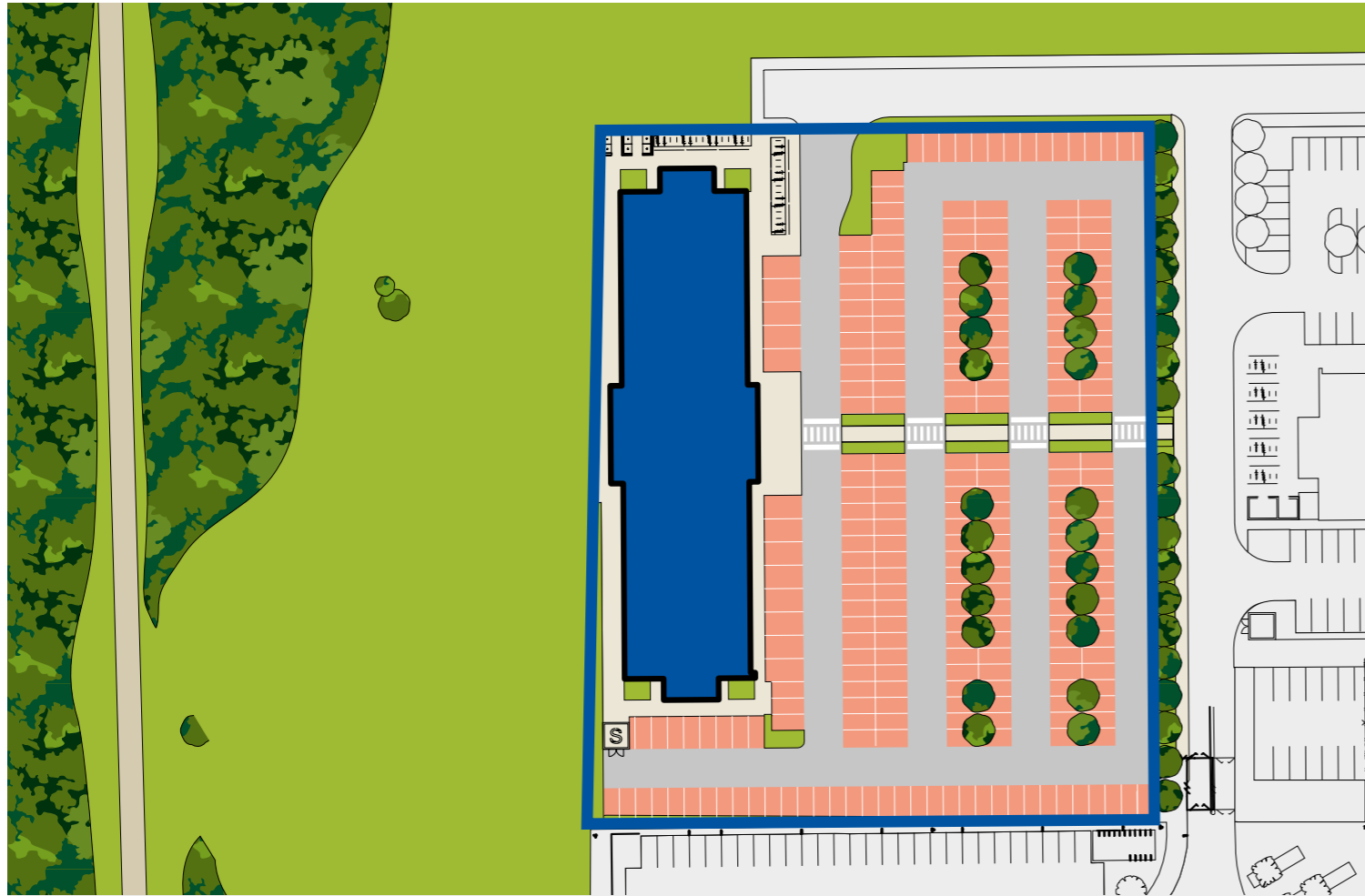
30



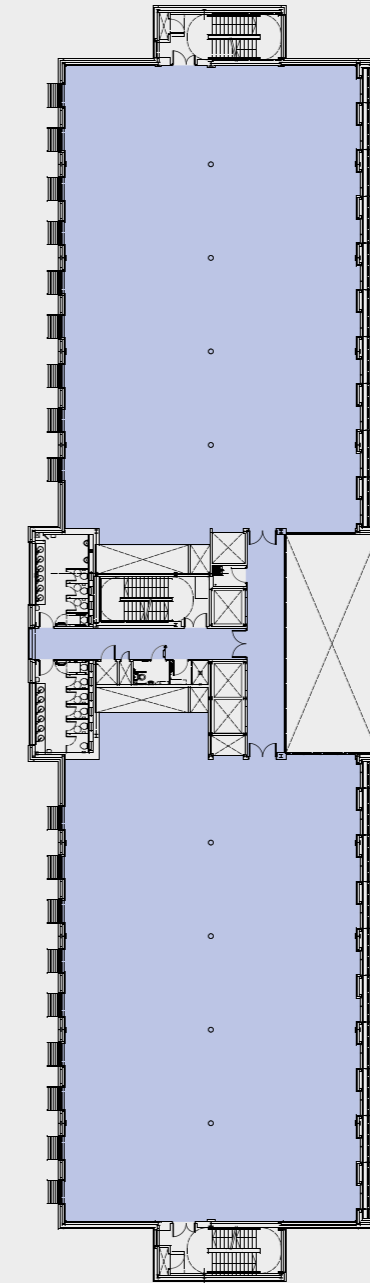
Floor Plans

Large open plan floor plates, provide flexible and efficient work space over the five floors

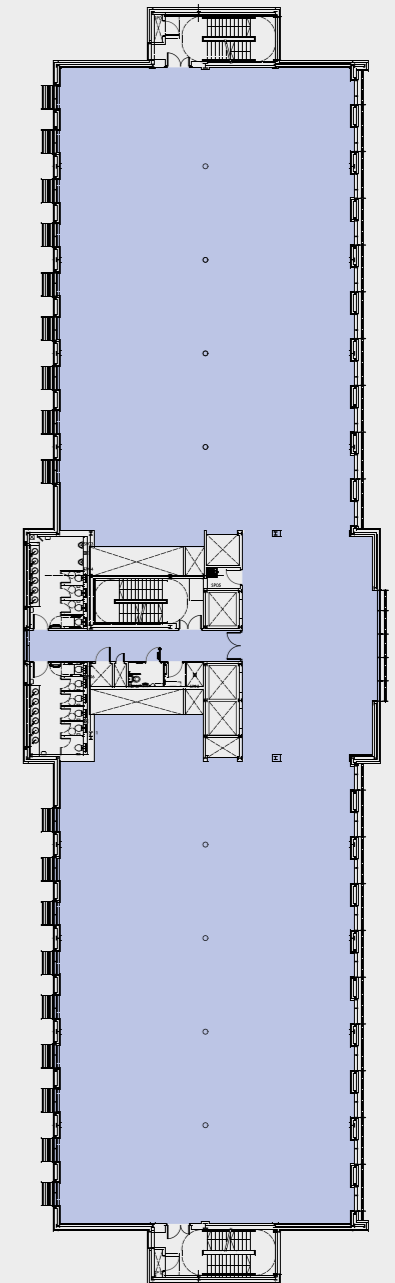
30



Ground Floor



1st & 3rd Floor



2nd & 4th Floor

Cobalt 30

Net Internal Floor Areas (NIA)
(5 storey)

	sq ft	sq m
Fourth Floor	13,455	1,250
Third Floor	12,131	1,127
Second Floor	13,455	1,250
First Floor	12,131	1,127
Ground Floor	12,335	1,146
Total	63,507	5,900

259 Car parking spaces (parking ratio 1:246 sq ft)

Specification

Cobalt 30 has an outstanding level of specification. No detail has been left to chance, from the use of the highest quality materials and the employment of the latest energy efficiency technologies to stylish door furniture.

30

- 5 storeys
- 63,507 sq ft (NIA)
- 259 car park spaces (parking ratio 1:246 sq ft)
- 2 storey height reception and atrium at ground floor and 2 storey high atrium at second floor
- 3 x 13 person passenger lifts
- VRF Air conditioning
- 3m clear floor to ceiling height
- **Suspended ceiling with LG7 lighting incorporating T5 lamp technology**
T5 fluorescent lamps in combination with super-reflective aluminium could increase the efficacy of luminaires for fluorescent lamps by more than 30%
- **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 (CO₂) emissions
- **BREEAM Excellent**
- **Fully DDA compliant**



Amenities

Cobalt's unrivalled level of amenity means everything you need is close at hand

30



Village Hotel & Leisure Club

- 157-bedrooms
- Pub & Grill
- Starbucks Coffee
- 25m heated indoor pool
- Cardio Zone
- Sauna
- Jacuzzi
- Sun showers
- Toning tables
- Village Gym
- Village Spa

Busy Bees

- 100 place Day Nursery and Creche

North Tyneside Council Offices

- Restaurant
- Cash Machine

Cobalt Central

- Retail Centre
- Tesco Express Supermarket
- Greggs
- Cobalt Central Coffee & Deli
- Eat 4 Less
- Chisholm
- More Cobalt Travel and Information Centre
- Cobalt Management Suite

Cobalt Business Exchange & Conference Centre (CBX)

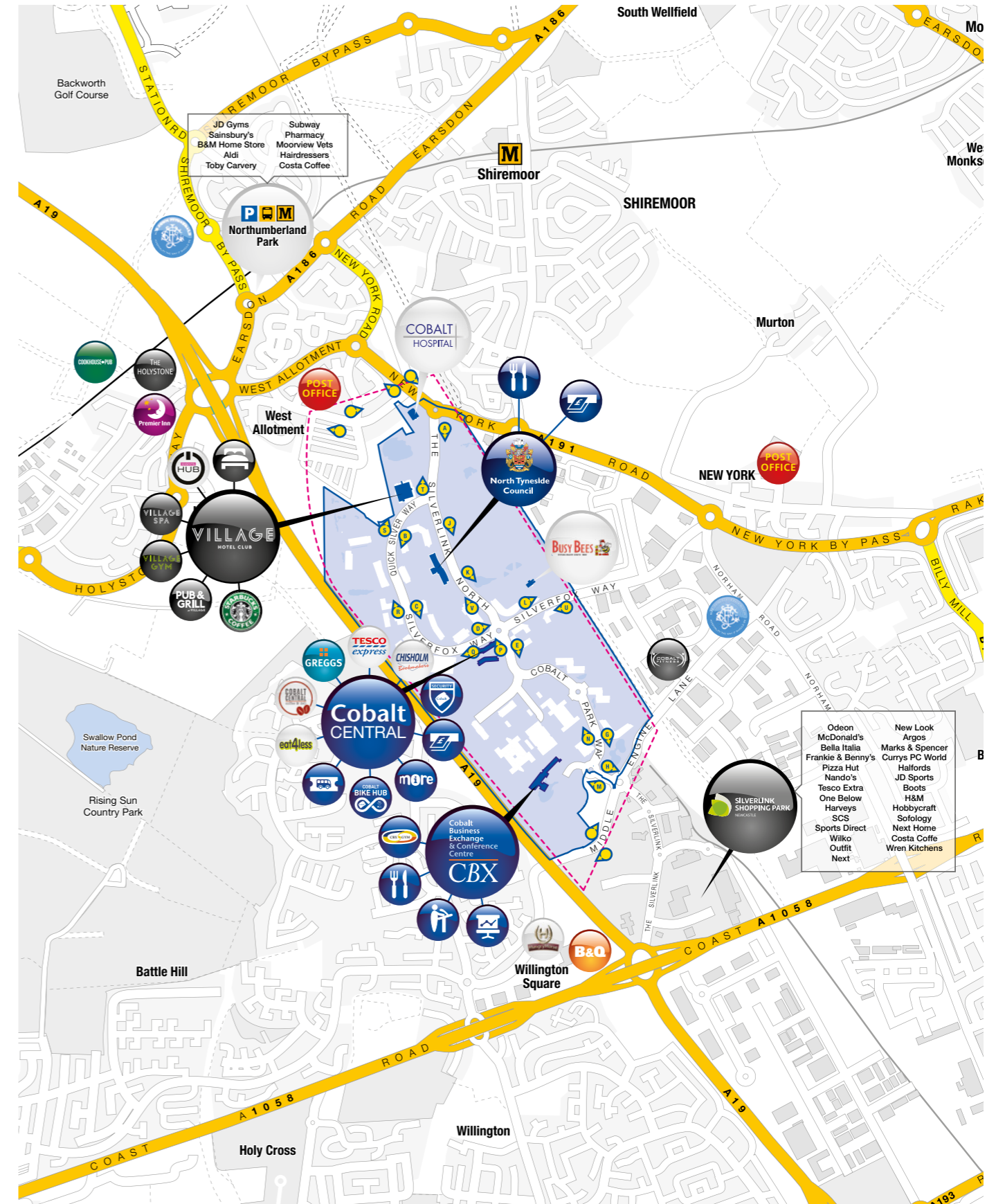
- 500 delegate state-of-the-art Conference Centre
- Boardroom and Meeting Rooms
- CBX Gym
- Cafe

Northumberland Park

- JD Gym
- Costa Coffee
- Aldi
- Heron Foods
- B&M Home Store
- Toby Carvery
- Sainsbury's
- Shiremoor Pharmacy
- Subway
- Moorview Vets

Silverlink Shopping Park

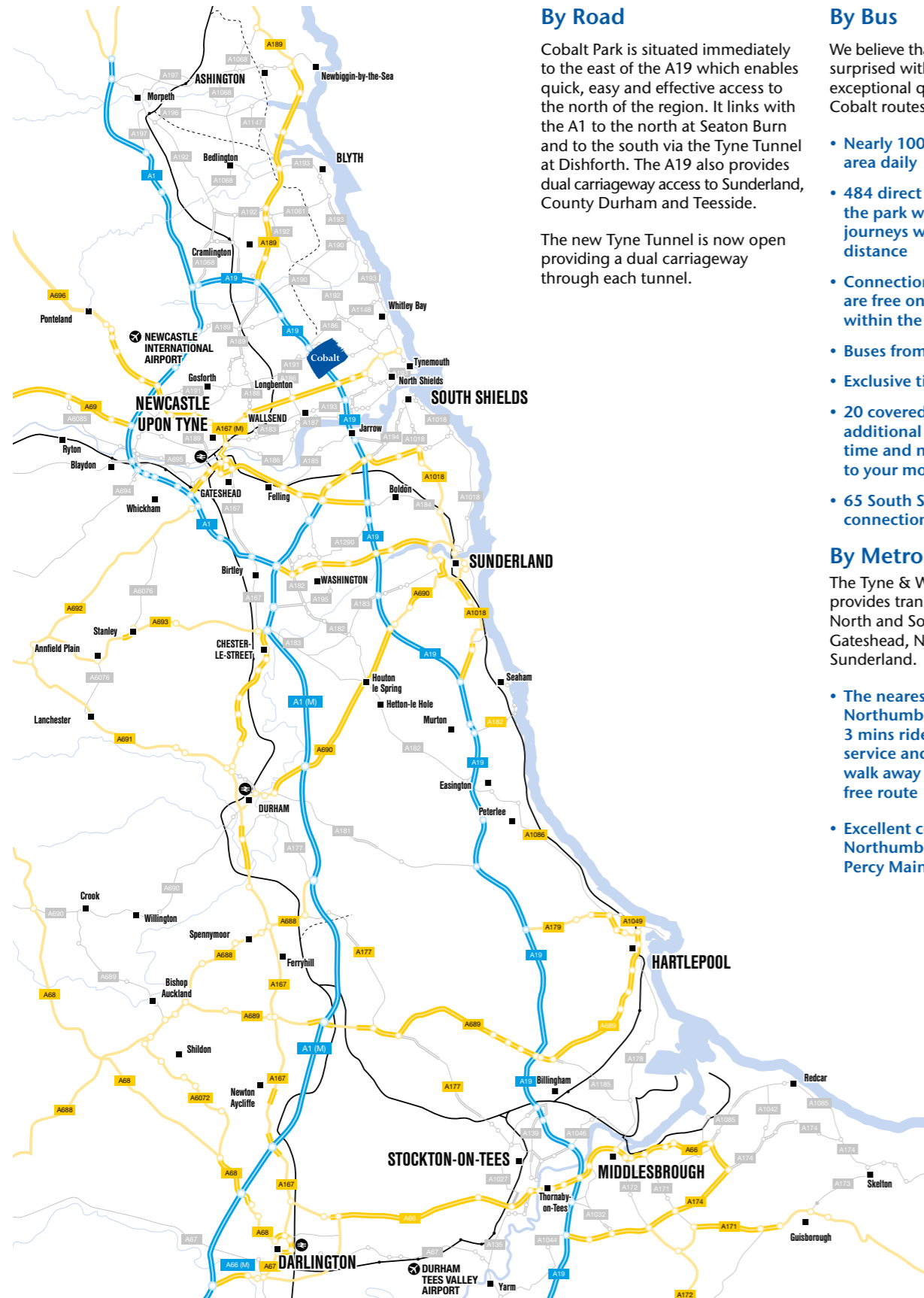
- Argos
- Bella Italia
- Bensons for Beds
- Boots
- Currys PC World
- Frankie & Benny's
- H&M
- Halfords
- Harveys
- Hobbycraft
- JD Sports
- M&S
- McDonald's
- Nandos
- New Look
- Next
- Odeon
- One Below
- Outfit
- Pizza Hut
- River Island
- ScS
- Sofology
- Sports Direct
- Wilko
- Wren Kitchens



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

30



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
- 484 direct bus journeys through the park with a further 218 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.

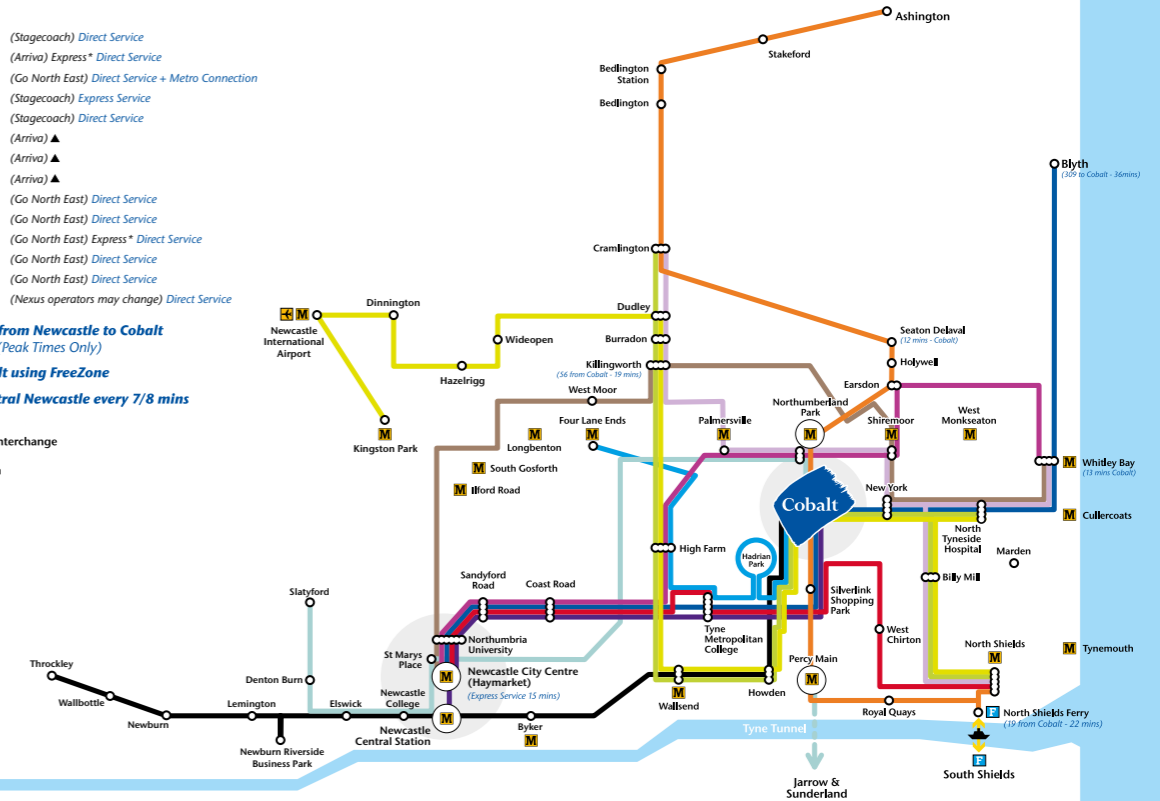
- The nearest Metro, Northumberland Park, is only 3 mins ride on the 19 shuttle service and a pleasant 10 min walk away on a dedicated traffic free route
- Excellent connection from Northumberland Park and Percy Main Interchange

Bus Services to Cobalt

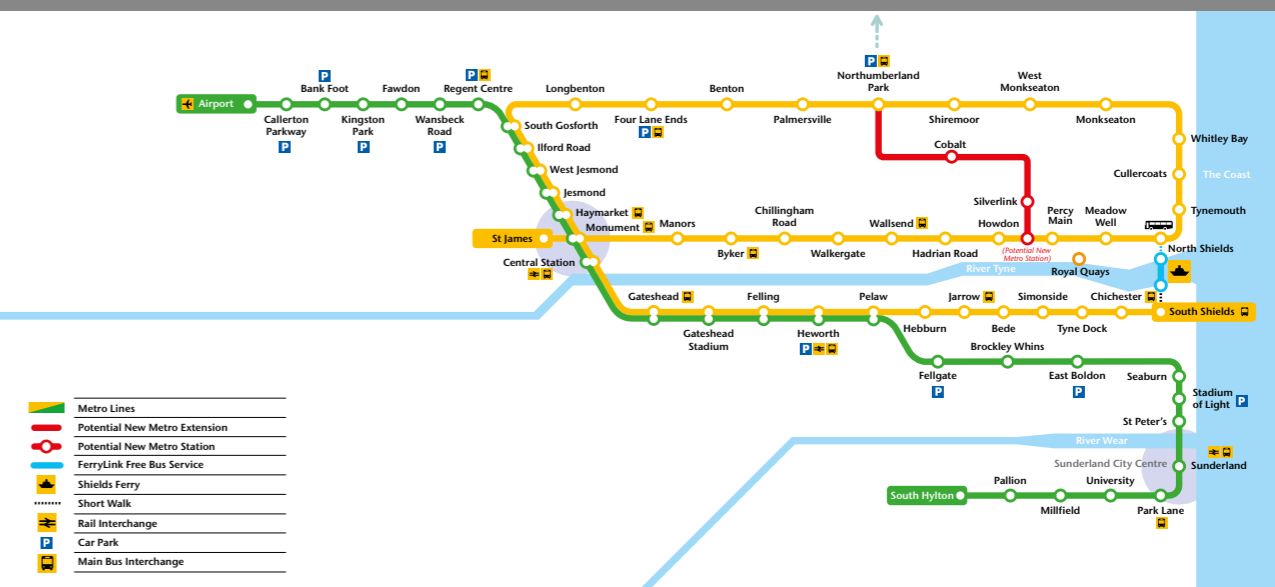
- 1 (Stagecoach) Direct Service
- X6 (Arriva) Express* Direct Service
- 19 (Go North East) Direct Service + Metro Connection
- 22X (Stagecoach) Express Service
- 22 (Stagecoach) Direct Service
- 51 (Arriva) ▲
- 53/53a (Arriva) ▲
- 54 (Arriva) ▲
- 42 (Go North East) Direct Service
- 42a (Go North East) Direct Service
- X39 (Go North East) Express* Direct Service
- 309 (Go North East) Direct Service
- 310 (Go North East) Direct Service
- 335 (Nexus operators may change) Direct Service

*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

- M Main Metro Interchange
- M Metro Station
- F Ferry
- A Airport



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

www.cobaltpark.co.uk



Highbridge Business Park
Limited
020 7494 9401



BNP Paribas Real Estate conditions under which particulars are issued BNP Paribas Real Estate and for the vendors or lessors of this property whose agents they are, give notice that:
(i) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract.
(ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of BNP Paribas Real Estate has authority to make or give any representation or warranty whatever in relation to this property. (iv) All rentals and prices are quoted exclusive of VAT unless otherwise stated. September 2019