

To Let: Fully refurbished office space

Level 4, Cobalt Park Business Exchange

Cobalt Park, Newcastle upon Tyne

NE28 9NZ

From 743.22 sq m (8,000 sq ft) to 2,136.76 sq m (23,000 sq ft)



- Situated on the southern entrance of Cobalt Park
- Excellent in site car parking provision
- Adjacent to the A19

Location

The property is located on Cobalt Park, approximately 6 miles east of Newcastle city centre.

The site benefits from excellent transport links. The A19 runs adjacent to the Park, with links to the A1(M) to the north at the Seaton Burn Interchange and south via the Tyne Tunnel and the A194.

There are a number of regular bus routes (29 buses per hour) that run into the Park from the surrounding areas in both Tyne and Wear and Northumberland.

There are nearby Metro stations at Northumberland Park and Percy Main.

The Park is also situated only 7 miles away from Newcastle Central Station, and 11 miles from Newcastle International Airport.

Description

The Property provides a 4 storey office building positioned prominently at the southern entrance to the Park within well landscaped grounds.

The ground floor provides a designated manned reception with waiting area together three 13 person lifts. The ground floor also provides a coffee shop and members gym.

The available accommodation is provided on the 4th floor and has been refurbished to provide the following specification:



Reception area



Coffee Shop

- 3m floor to ceiling height
- Regular rectangular floor plate
- Cooling System
- Suspended ceiling
- Recessed lighting
- DDA compliant
- 24/7 access

In addition, there are over 1000 car park spaces for the building.



Gym



Coffee Shop

Accommodation

The office accommodation provides the following net internal areas:-

Accommodation	sq m	(sq ft)
Atrium	185.80	(2,000)
East wing	743.22	(8,000)
West wing	1,207.74	(13,000)
Total	2,136.76	(23,000)

Services

The properties benefit from all main services.

Rateable Value

The Rateable Value for the property is £217,000

Terms

The premises are available by way of new full repairing and insuring lease(s) for a minimum term of five years.

You should be aware that the Code of Practices for commercial leases in England and Wales strongly recommend you seek advice from a qualified surveyor, solicitor or license conveyancer before agreeing or signing a business agreement.

The code is available through professional institutions and trade associations or through the website www.commercialleasecodeew.co.uk.

Rent

The property is available at a rent of £15.00 per sq. ft.

Service Charge

A Service Charge will be recoverable from the occupier for upkeep and maintenance of the building, estate and car park. Further details on application.

VAT

All figures within these terms are exclusive of VAT where chargeable.

Legal Costs

Each party is responsible for their own legal costs incurred within this transaction.

Contact Details, Viewing and Further Information

Strictly by prior appointment via sole agents BNP Paribas Real Estate.

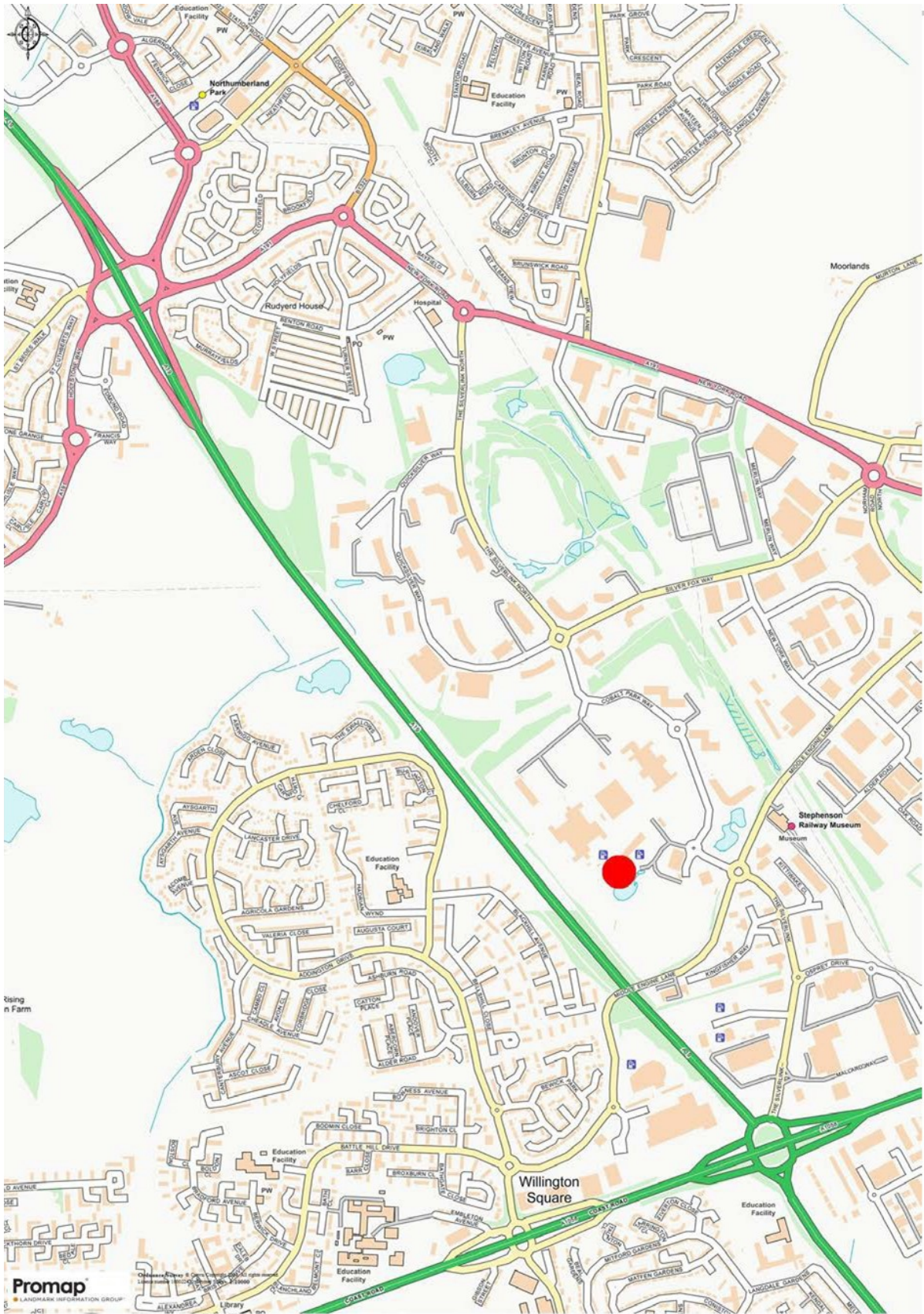


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Subject to Contract July 2023



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