



Cobalt

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

The UK's largest Office Park

3

To Let Refurbished accommodation  
from 585 sq m (6,300 sq ft) to  
1,858 sq m (20,000 sq ft)

# Cobalt 3

- A campus of three office buildings over two & three floors.
- Capable of functioning as a single office or let on a floor by floor basis.
- Located at the heart of Cobalt adjacent to the parks retail hub, Cobalt Central.

# 3



# Location

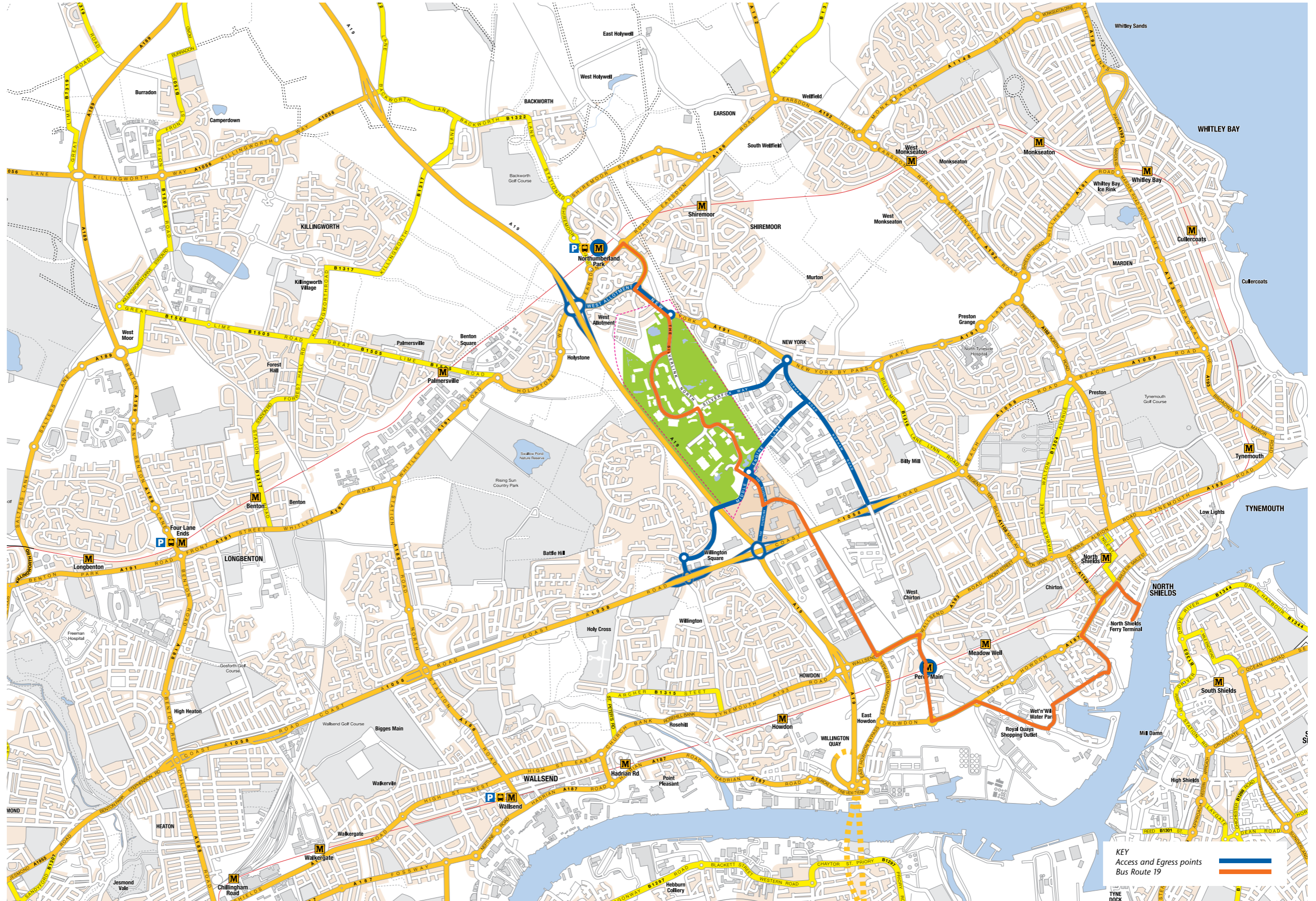
- Five diverse access and egress routes
- Future proofed against traffic congestion
- Unrivalled public transport provision

## 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

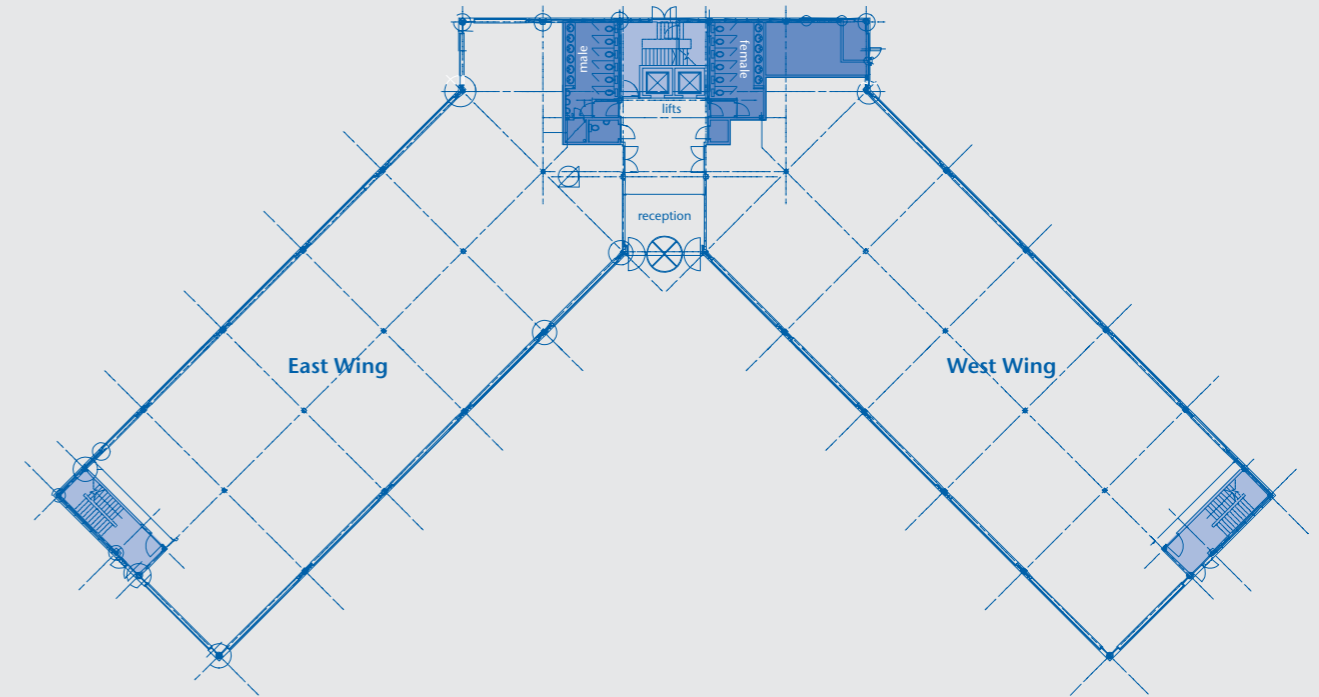
- 452 direct bus journeys through the park with a further 481 bus journeys within easy walking distance
- Connections throughout Cobalt are free on any bus service with the Cobalt FreeZone
- Exclusive ticket deals
- 20 Covered bus shelters
- 65 South Shields Ferry connections daily
- The nearest Metro, Northumberland Park, is only 3 minutes ride on the 19 shuttle service and a pleasant 10 minutes walk away on a dedicated traffic free route
- Excellent connection from Northumberland Park and Percy Main Interchange
- Buses from 6am to midnight



# Floor Plans & Specification

- Large open plan floor plates, either side of the double height atrium, provide flexible and efficient workspace over all floors

# 3.1



Ground Floor Plan

Net Internal Floor Areas (NIA)  
(3 storey)

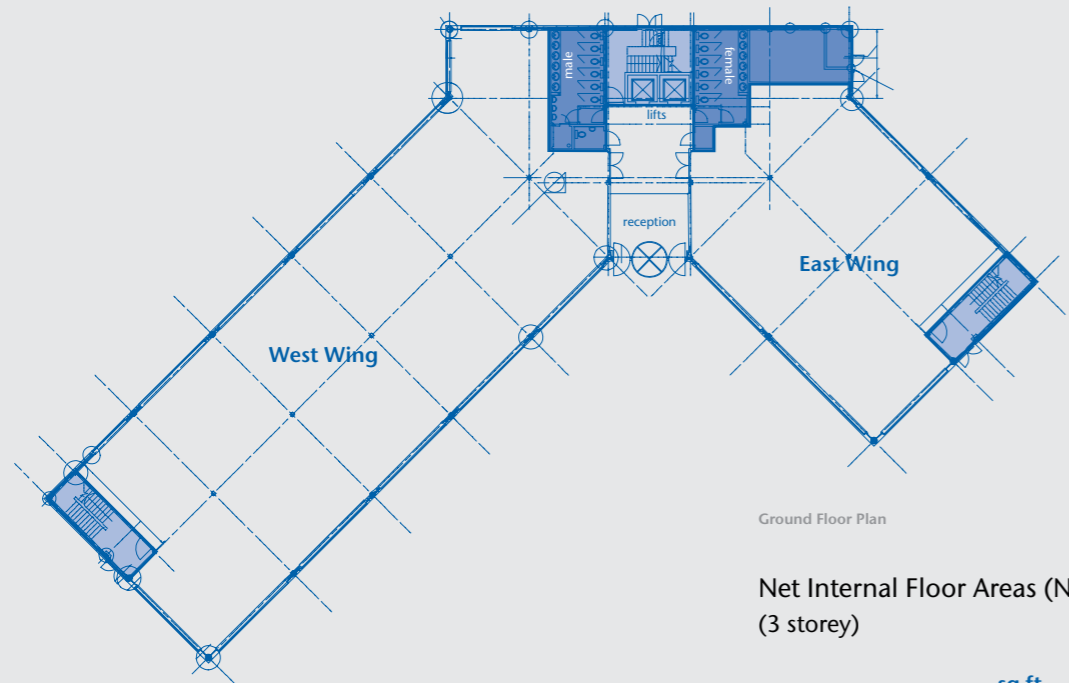
|              | sq ft                  | sq m            |
|--------------|------------------------|-----------------|
| Second Floor | FUJITSU                | KINESIO         |
| First Floor  | Cobalt Business Centre |                 |
| Ground Floor |                        |                 |
| (East Wing)  | 6,300                  | 585.29          |
| (West Wing)  | 6,550                  | 608.52          |
| <b>Total</b> | <b>12,850</b>          | <b>1,193.81</b> |

40 car parking spaces (parking ratio 1:321 sq ft)

**SPECIFICATION INCLUDES;**


- Double height 6.4 feature reception area
- 40 car parking spaces
- Two 8 person passenger lifts
- Full raised access floor with a clear void of 175mm
- Air-conditioning
- Perimeter radiators
- 2.6m floor to ceiling height
- Male, female and disabled toilet facilities located on each floor
- Suspended ceiling with recessed lighting
- Energy Performance Rating - D:100





Ground Floor Plan

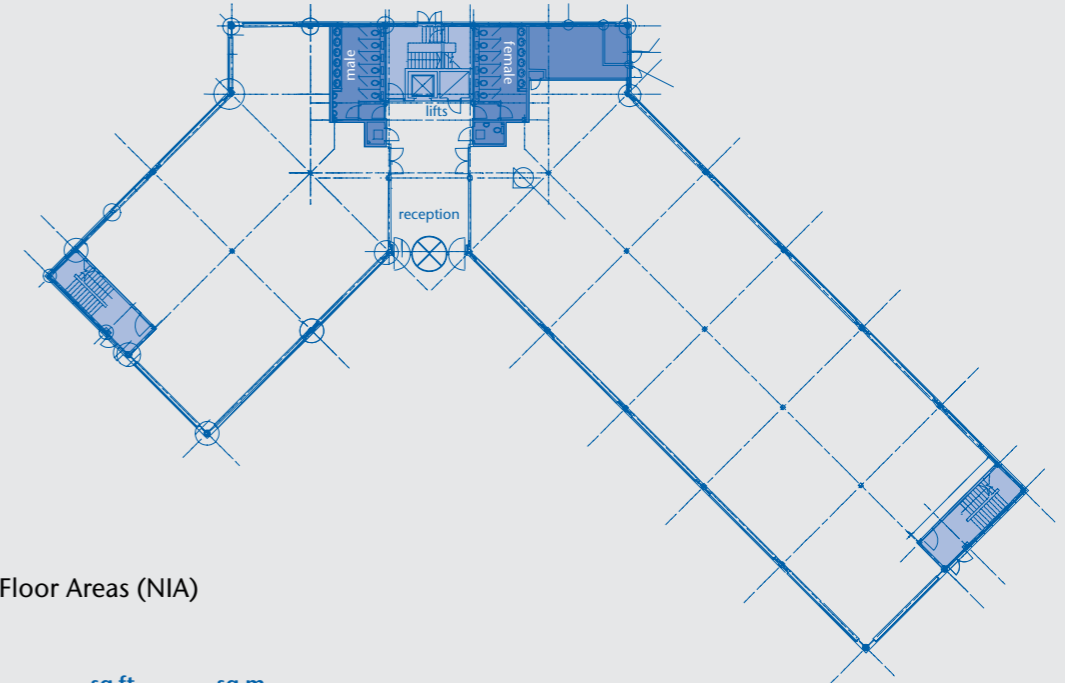
Net Internal Floor Areas (NIA)  
(3 storey)

|              | sq ft                                                                                                                                          | sq m            |
|--------------|------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|
| Second Floor | <b>Perfect Image/IT Solutions</b>                                                                                                              |                 |
| First Floor  | 10,613                                                                                                                                         | 985.99          |
| Ground Floor |                                                                                                                                                |                 |
| (East Wing)  |  <b>AESICA</b><br><small>A Conson Medical Company</small> |                 |
| (West Wing)  | 6,769                                                                                                                                          | 628.88          |
| <b>Total</b> | <b>17,382</b>                                                                                                                                  | <b>1,614.87</b> |

70 car parking spaces (parking ratio 1:294 sq ft)

**SPECIFICATION INCLUDES;**

- Double height 6.4 feature reception area
- 70 car parking spaces
- Two 8 person passenger lifts
- Full raised access floor with a clear void of 175mm
- Air-conditioning
- Perimeter radiators
- 2.6m floor to ceiling height
- Male, female and disabled toilet facilities located on each floor
- Suspended ceiling with recessed lighting
- Energy Performance Rating - D:96



Ground Floor Plan

Net Internal Floor Areas (NIA)  
(2 storey)

|              | sq ft         | sq m           |
|--------------|---------------|----------------|
| First Floor  | 10,300        | 956.85         |
| Ground Floor | 9,959         | 925.12         |
| Reception    | 570           | 52.93          |
| <b>Total</b> | <b>20,829</b> | <b>1,934.9</b> |

115 car parking spaces (parking ratio 1:180 sq ft)

**SPECIFICATION INCLUDES;**

- Double height 6.4 feature reception area
- 115 car parking spaces
- 8 person passenger lift
- Full raised access floor with a clear void of 175mm
- Air-conditioning
- Perimeter radiators
- 2.6m floor to ceiling height
- Male, female and disabled toilet facilities located on each floor
- Suspended ceiling with recessed lighting
- Shower facility
- Energy Performance Rating - C:63



# Masterplan

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



# Amenities

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

# 3



## 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
- Quiznos Sandwich Bar
- Spud & Lettuce
- 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
- 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

- Nando's
- Bella Italia
- McDonald's
- 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 for 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

# 3



## 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

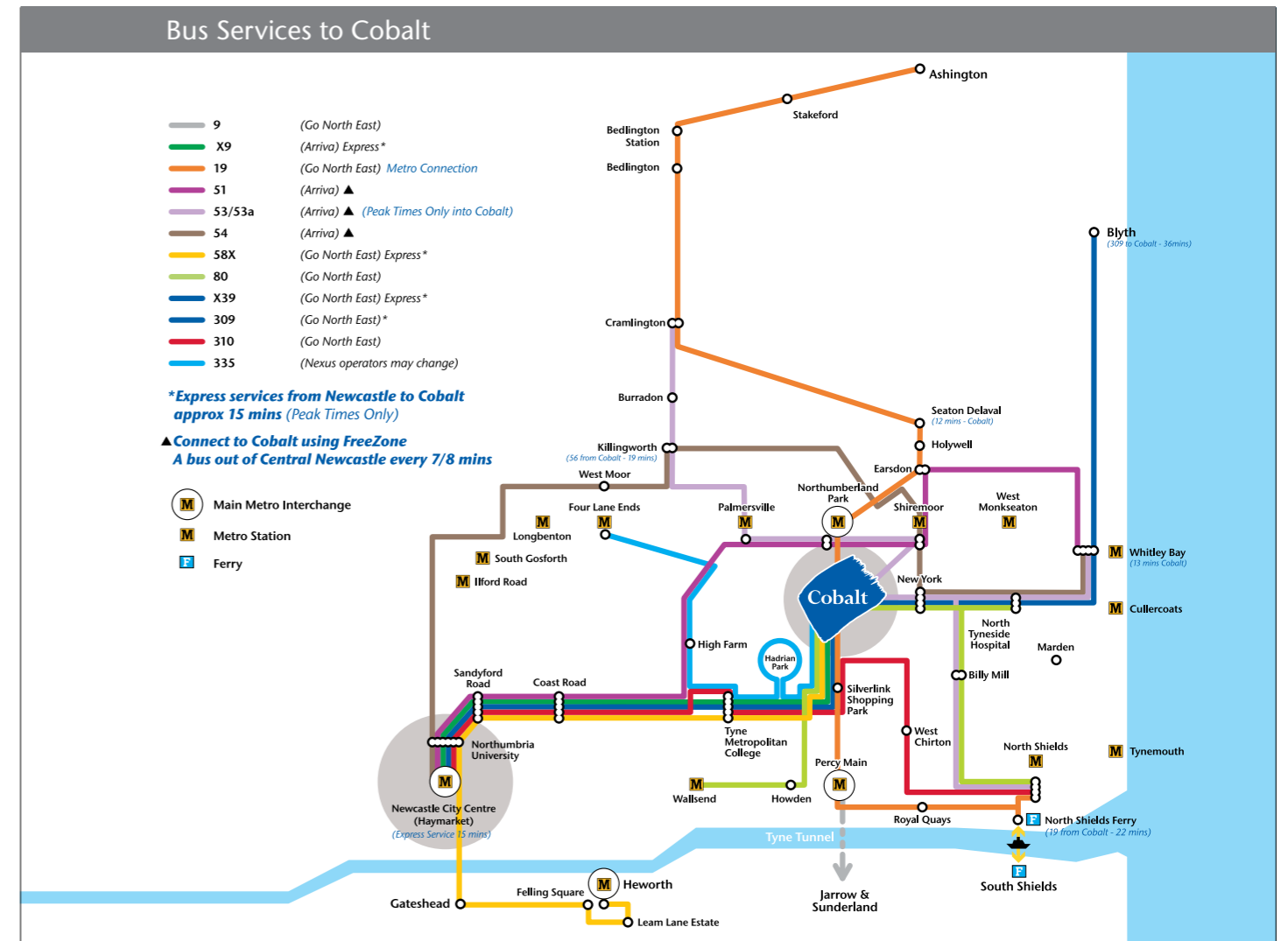
We believe that you will be pleasantly surprised with the quantity and exceptional quality of new buses on Cobalt routes.

- 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







## 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

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