



COBALT 3.2

**COMING
SPRING
2019**

**REFURBISHED
OFFICES**

SILVER FOX WAY, NEWCASTLE UPON TYNE **NE27 0QJ**

www.cobalt3.co.uk





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SPECIFICATION

- Double height 6.4m feature reception area
- Car parking ratio 1:287
- Two 8 person passenger lifts
- Full raised access floor with clear void of 175mm
- Air conditioning
- Perimeter radiators
- 2.6m floor to ceiling height
- Male, female and disabled toilet provision on each floor
- Suspended ceiling with recessed lighting

LEASE TERMS

Accommodation available on new full repair and insuring leases by way of service charge for a term to be agreed.

RENT

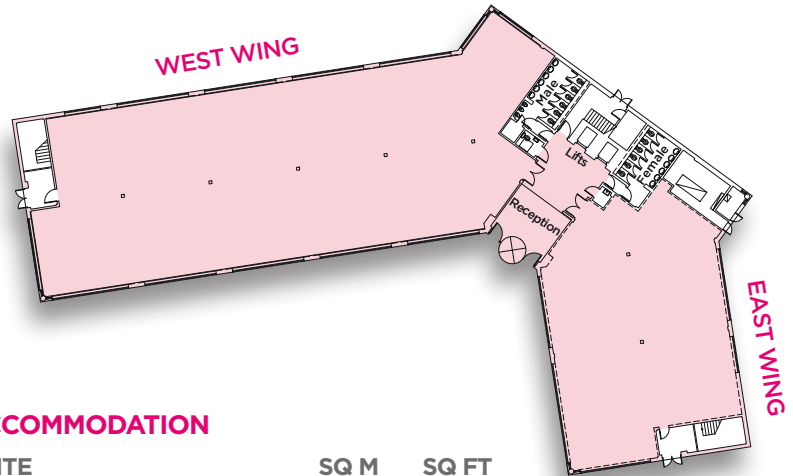
£10 sq ft per annum exclusive of rates, service charges and VAT.

RATEABLE VALUE

Upon application.

EPC

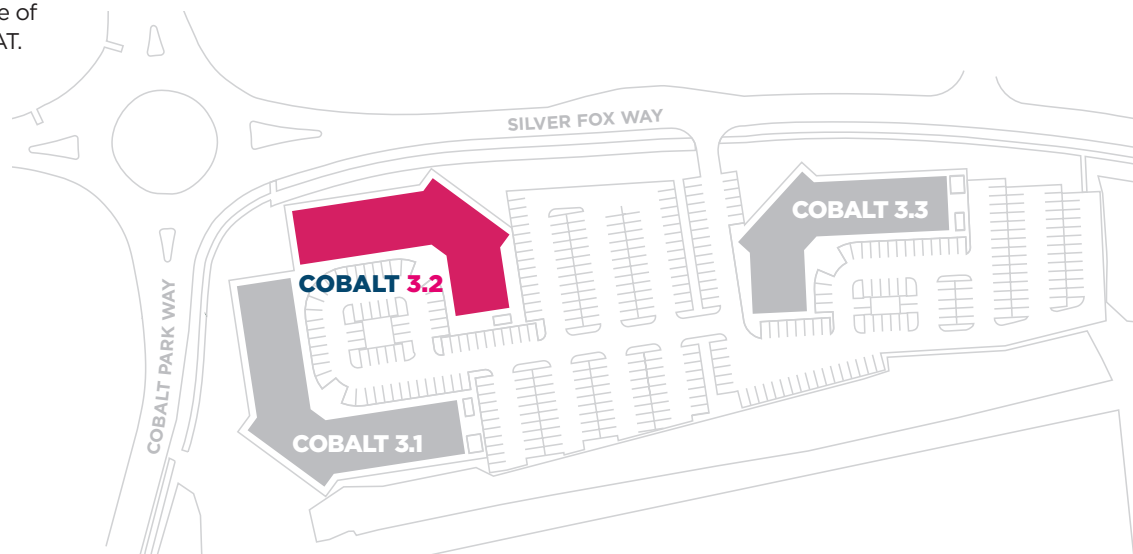
D100.



ACCOMMODATION

SUITE	SQ M	SQ FT
Ground Floor West	635	6,833
First Floor	991	10,662

Can be split to provide suites from 317 sq m (3,410 sq ft)





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