

TO LET

# COBALT 13A

FIRST FLOOR AVAILABLE

COBALT BUSINESS PARK

NEWCASTLE UPON TYNE, NE27 0QJ



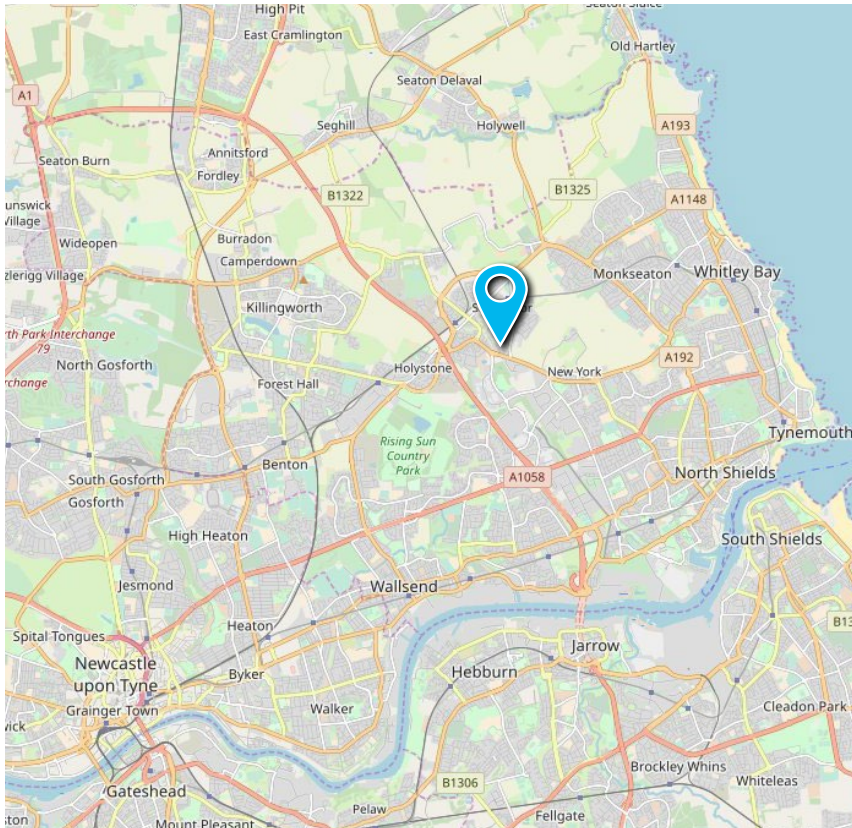
9,790 SQ FT BY WAY OF A SUB LEASE

41 PARKING SPACES



## LOCATION

The property forms part of Cobalt Business Park, the leading business park in the North east. It is situated 6.5 miles to the north east of Newcastle City Centre and 12 miles south east of Newcastle Airport. The park is at the junction of the A19 and the A1058 Coast Road, being a five minute drive to the A1. Major occupiers at Cobalt Park include Orange, Siemens, Leeds Building Society, Accenture, Utilitywise, Procter and Gamble, Northumbria Healthcare NHS Trust, North Tyneside Council, Newcastle Building Society, Santander and DXC.



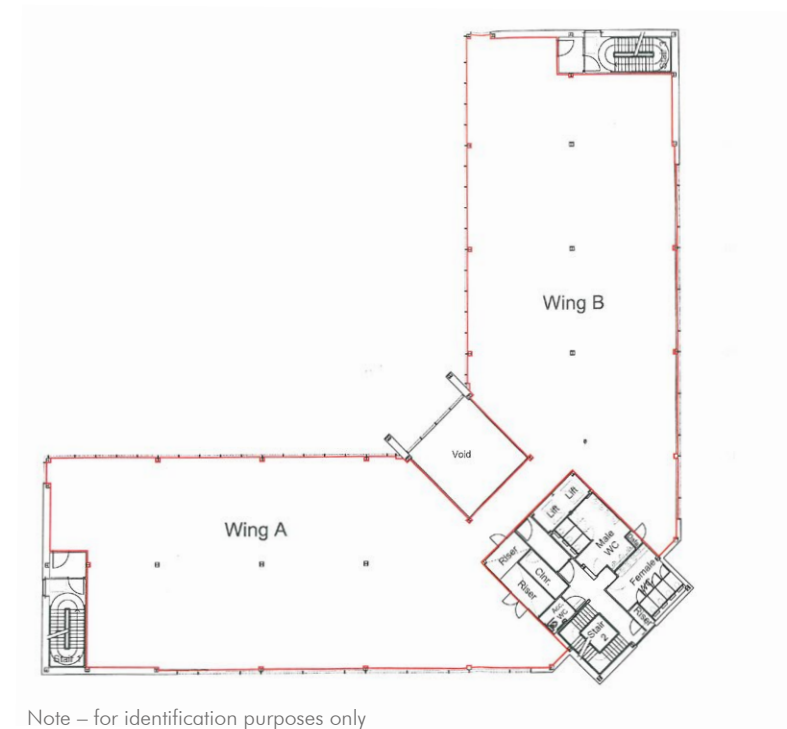
## DESCRIPTION

Cobalt 13a is an office building comprising of two three storey wings. The first floor is available to sub let and benefits from the following specification

- Feature reception with double height glazing
- Full access raised floor
- 2 x 8 person passenger lifts
- Air conditioning
- DDA compliant
- Car parking

## AVAILABLE ACCOMMODATION

**1ST FLOOR - 9,790 SQ FT**



Note – for identification purposes only



## SCHEDULE OF ACCOMMODATION

	sq m	sq ft
1st floor	909.52	9,790

### SERVICE CHARGE

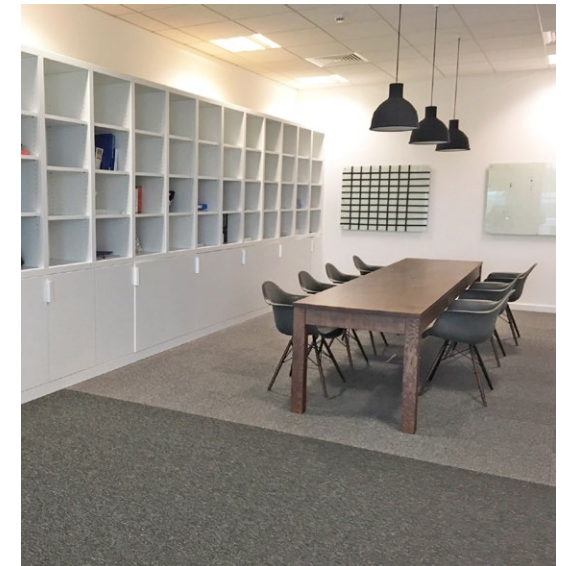
The sub tenant will be responsible for the payment of a service charge for the repair, maintenance, management and upkeep of the common areas of the building. Please contact the sole agent for further details.

### RATEABLE VALUE

The ingoing tenant will be responsible for all rates and taxes levied on the accommodation. We advise that interested parties make their own enquiries to the Local Rating Authority.

### LEGAL COSTS

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





### EPC

The property has an EPC rating of C.

### VAT

All prices are exclusive of VAT.

### TERMS

We are able to offer the suite on a sub lease for a maximum term expiring September 2024. Please contact the sole agents for further details.

### FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint letting agents:



## CONTACT US

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SUBJECT TO CONTRACT Disclaimer: CBRE Limited, June 2021

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