



www.cobaltpark.co.uk

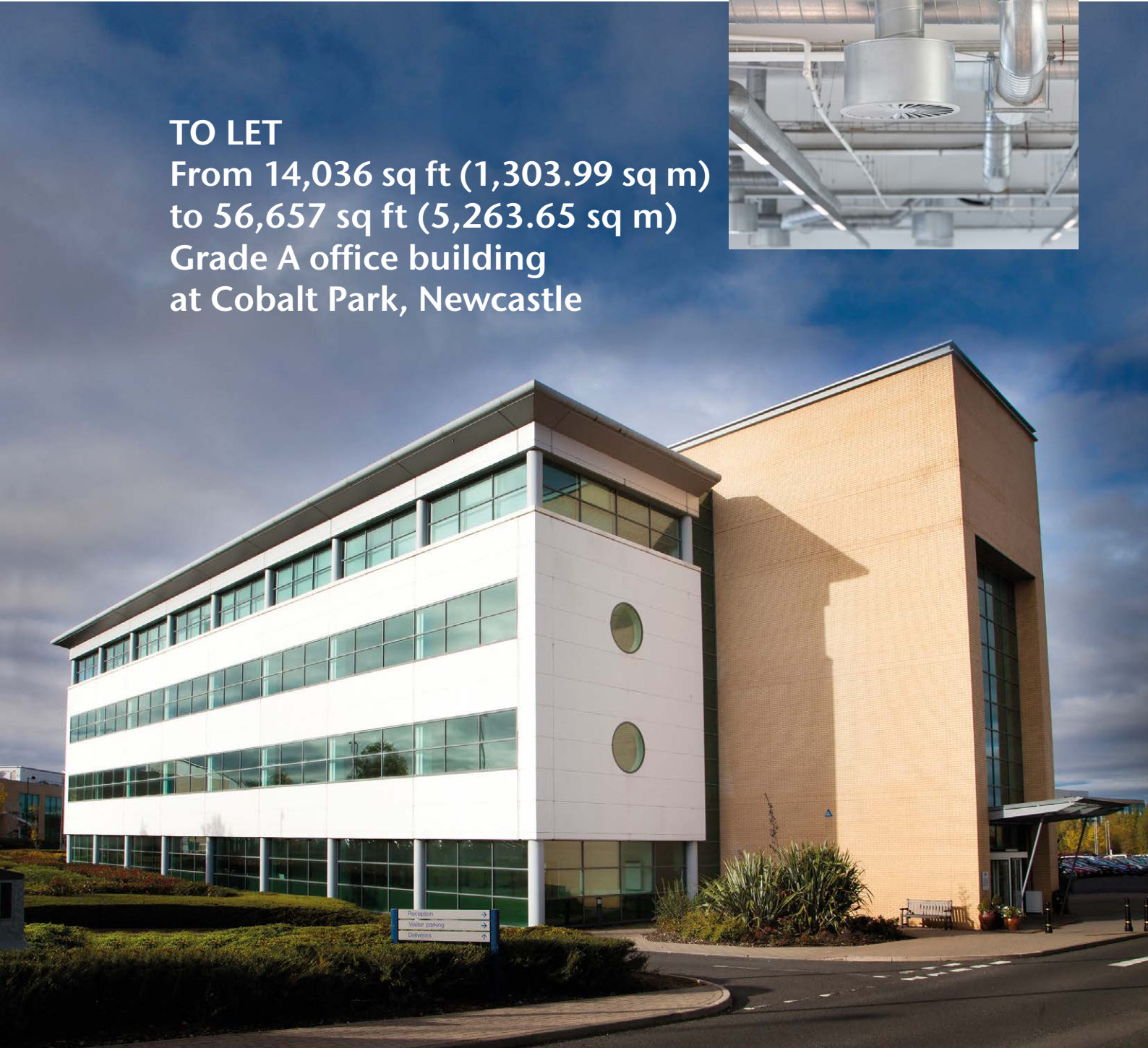
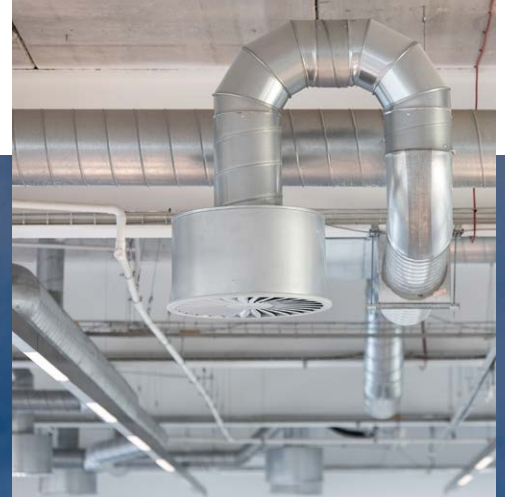
The UK's largest Office Park

12a

TO LET

From 14,036 sq ft (1,303.99 sq m)
to 56,657 sq ft (5,263.65 sq m)

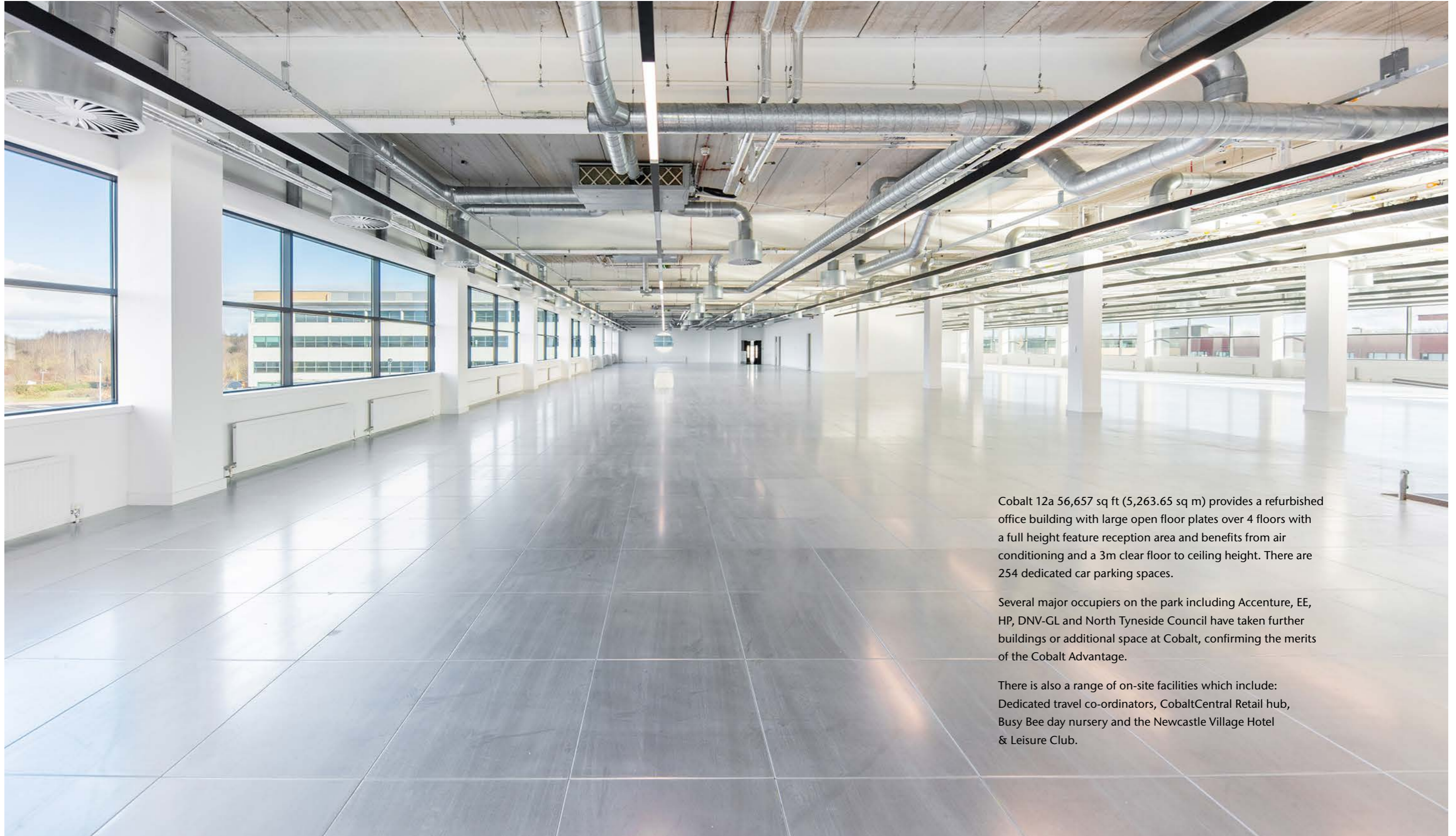
Grade A office building
at Cobalt Park, Newcastle



Cobalt 12a is a superb headquarters office building featuring a full height atrium at reception and large open floor plates with exposed ceilings.

The four storey office sits at the centre of the park adjacent to CobaltCentral retail hub.

12a



Cobalt 12a 56,657 sq ft (5,263.65 sq m) provides a refurbished office building with large open floor plates over 4 floors with a full height feature reception area and benefits from air conditioning and a 3m clear floor to ceiling height. There are 254 dedicated car parking spaces.

Several major occupiers on the park including Accenture, EE, HP, DNV-GL and North Tyneside Council have taken further buildings or additional space at Cobalt, confirming the merits of the Cobalt Advantage.

There is also a range of on-site facilities which include: Dedicated travel co-ordinators, CobaltCentral Retail hub, Busy Bee day nursery and the Newcastle Village Hotel & Leisure Club.

Specification

A light and spacious refurbished environment with an outstanding level of specification

12a

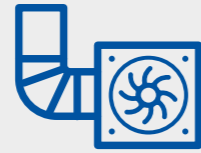
Cobalt 12a is constructed to a high specification which includes:



AIR CONDITIONING
UV TREATED
(NO RECYCLED AIR)



UK FASTEST
BROADBAND



EXPOSED
CEILING



LED LIGHTING



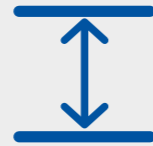
SHOWER FACILITIES



FULL HEIGHT
ATRIUM



FULL RAISED
ACCESS FLOORS



3M CLEAR
FLOOR TO CEILING



EXTERNAL
BREAK OUT SPACE



2 X 12 PERSON
PASSENGER LIFTS
(900KG)
WITH SMART LIFT
FOB TECHNOLOGY



FULLY DDA
COMPLIANT



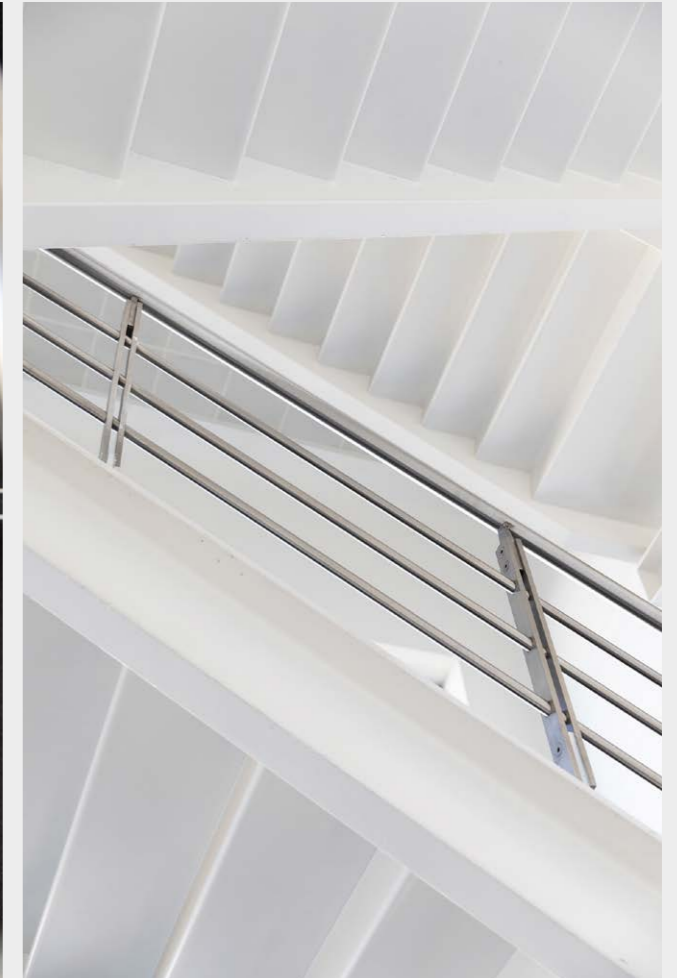
254 DEDICATED
CAR PARK SPACES



ELECTRIC VEHICLE
CHARGING POINTS



EPC RATING: B



Specification

A light and spacious refurbished environment with an outstanding level of specification

12a



Location

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

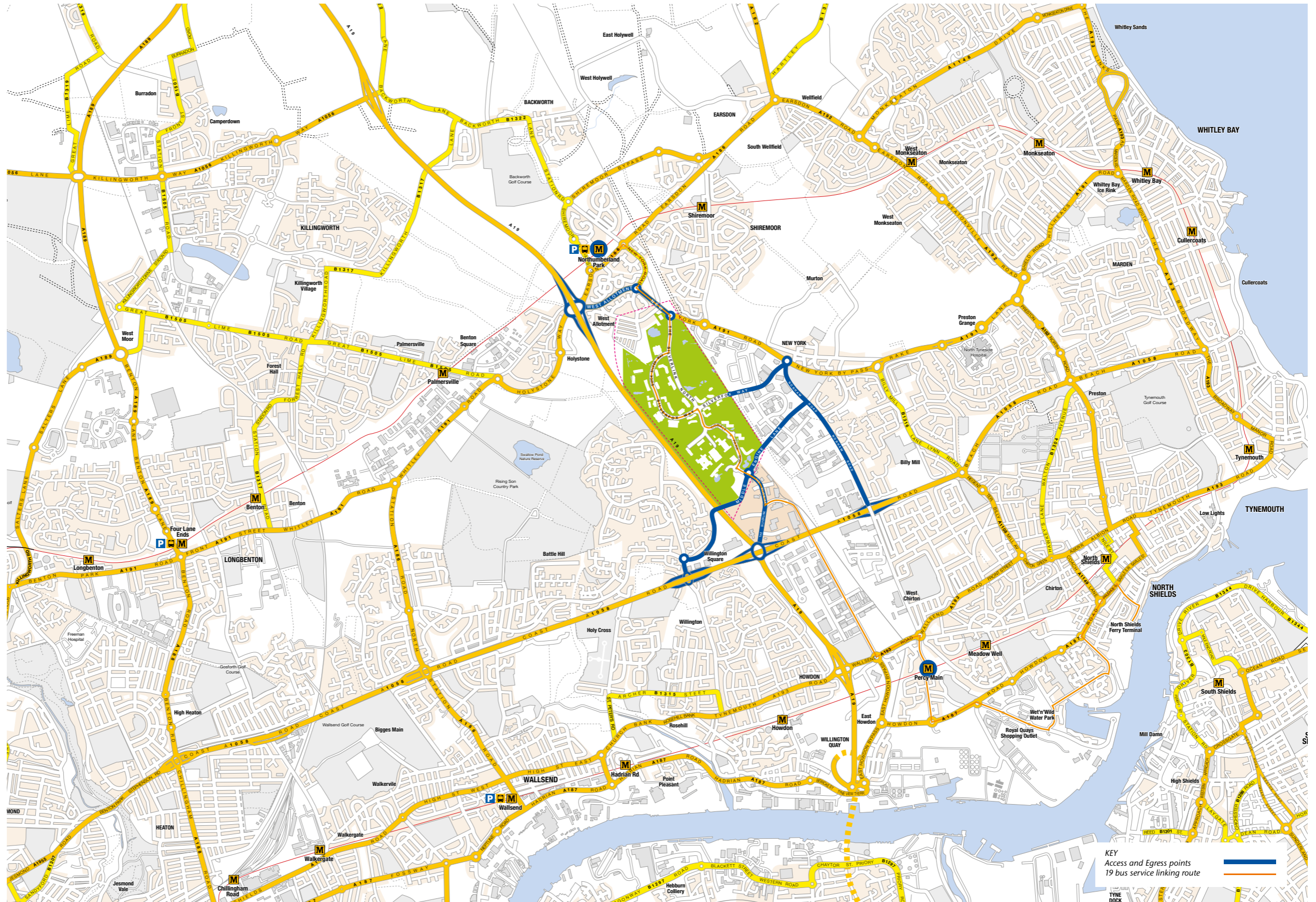
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Accessibility

- 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



KEY
Access and Egress points
19 bus service linking route

Masterplan

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

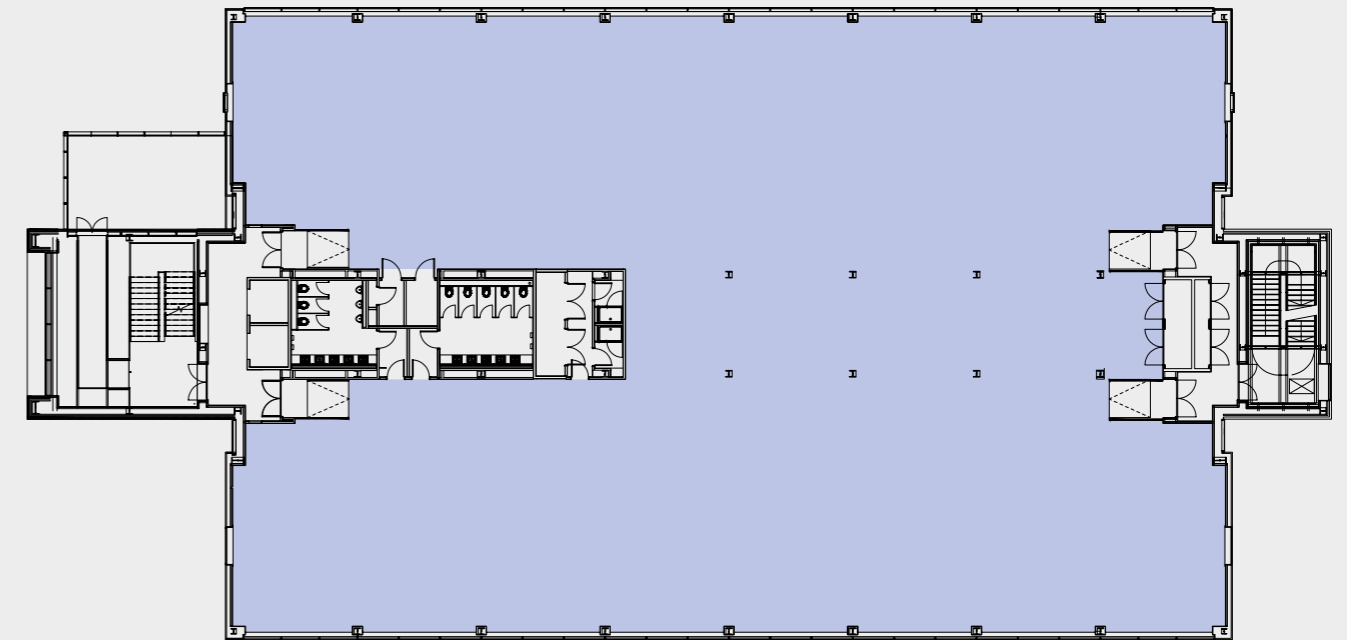
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Floor Plans

The large floor plates fitted out to maximise the efficiency of the workspace, creating a stylish working environment.

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Second Floor

254 car parking spaces

Cobalt 12a

Net Internal Floor Areas (NIA)
(4 storey)

	sq m	sq ft
Ground Reception	47.69	513
Ground	1,303.99	14,036
First Floor	1,303.99	14,036
Second Floor	1,303.99	14,036
Third Floor	1,303.99	14,036
Total	5,263.65	56,657

254 Car parking spaces (parking ratio 1:223 sq ft)

Amenities

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

12a



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)

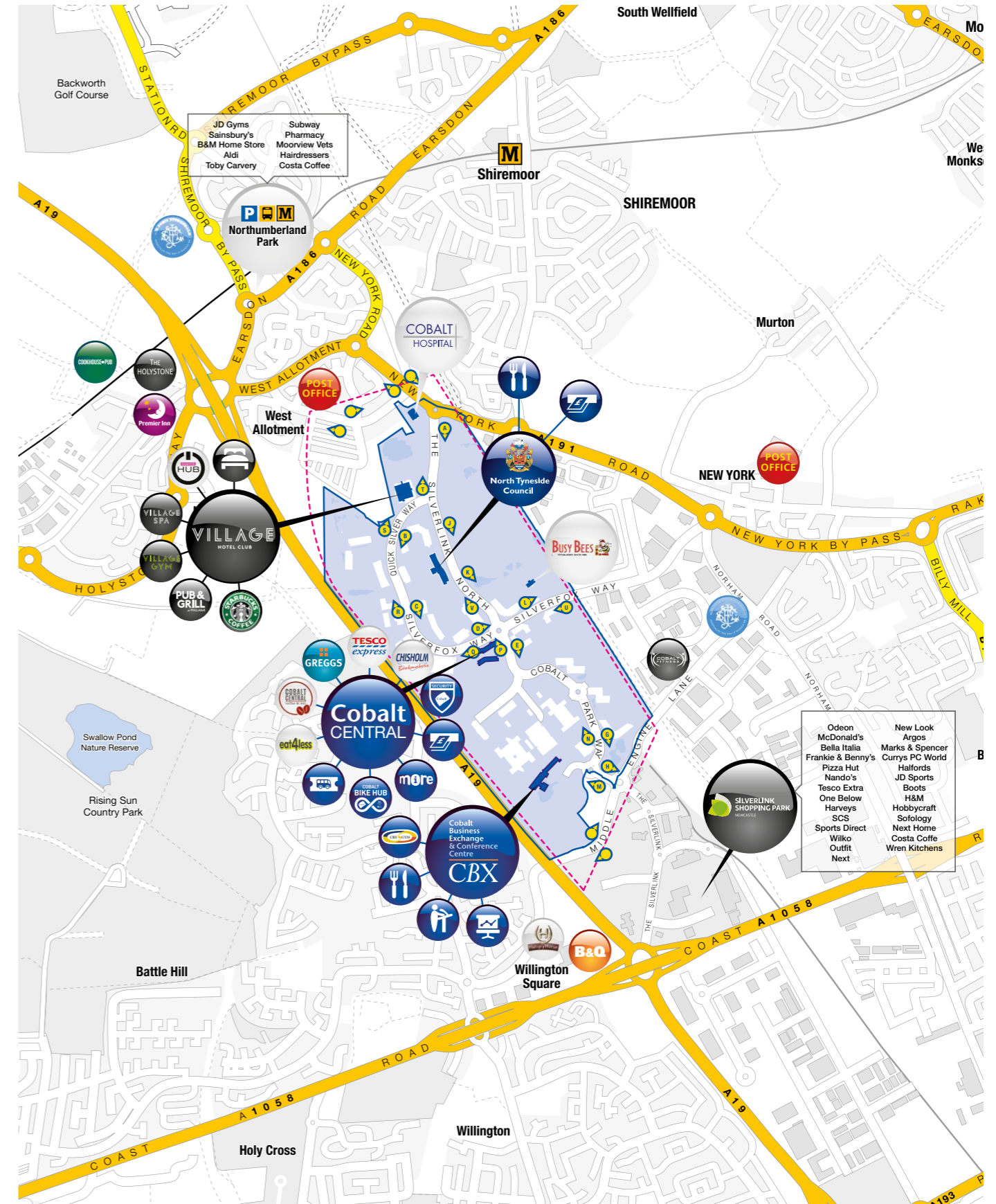
- 500 delegate state-of-the-art Conference Centre
- Boardroom and Meeting Rooms
- CBX Gym
- Cafe

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

12a



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

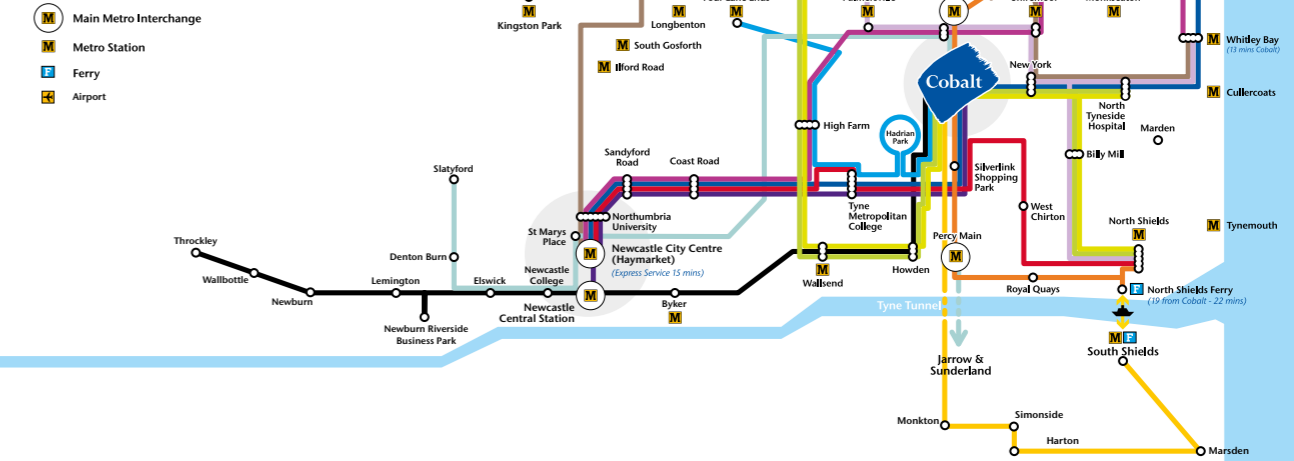
Bus Services to Cobalt

- 1 (Stagecoach) Direct Service
- X6 (Arriva) Express* Direct Service
- 10/11 (Stagecoach)
- 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



Tyne & Wear Metro





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Cobalt Park Key Facts

- Lowest labour costs in the country
- Recruitment catchment of over 1.1 million people
- An established and thriving business community
- World class occupiers
- Excellent car parking ratio
- An unrivalled level of amenity
- Outstanding road and public transport connectivity

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