

GRADE A OFFICES TO LET

Second and third floors
let to **Morrison Data Services**

CobaltOne

Sizes from
10,516 - 21,226 ft²

COBALT PARK, NEWCASTLE UPON TYNE NE27 0QJ



Naylors 
Gavin Black
0191 232 7030
naylorsgavinblack.co.uk

CobaltOne

A prominent location at the entrance
to the **UK's largest business park.**



Location

Cobalt Park is the UK's largest business park on the A19 providing easy access to the local road network with a 10 minute drive from central Newcastle and 15 minutes from the A1.



There are 1,000 buses servicing the area (452 direct through the Park) and the Northumberland Park Metro Station is only 3 minutes on the 19 shuttle service.

The Business Park includes many amenities including a Tesco Express, Greggs, Cobalt Coffee and Deli, Eat4Less, Chisholm Bookmakers and a Busy Bees Day Nursery.

The nearby Silverlink Retail Park also provides further excellent retail and leisure facilities.

Finally the Village Hotel is also based at the northern entrance to the Park which incorporates a luxury spa and gym.



Description

Modern office building built in 2003 with a stunning full height curved glazed frontage providing excellent natural light.



Double height reception



Kitchen & breakout area



The specification of the building includes the following:



Air conditioning



Fully accessible raised floors



Double height reception



Male and female WCs



3m floor to ceiling height



87 car parking spaces (1:244 sq ft)



Additional shower facilities



Large kitchen, break out/amenity area

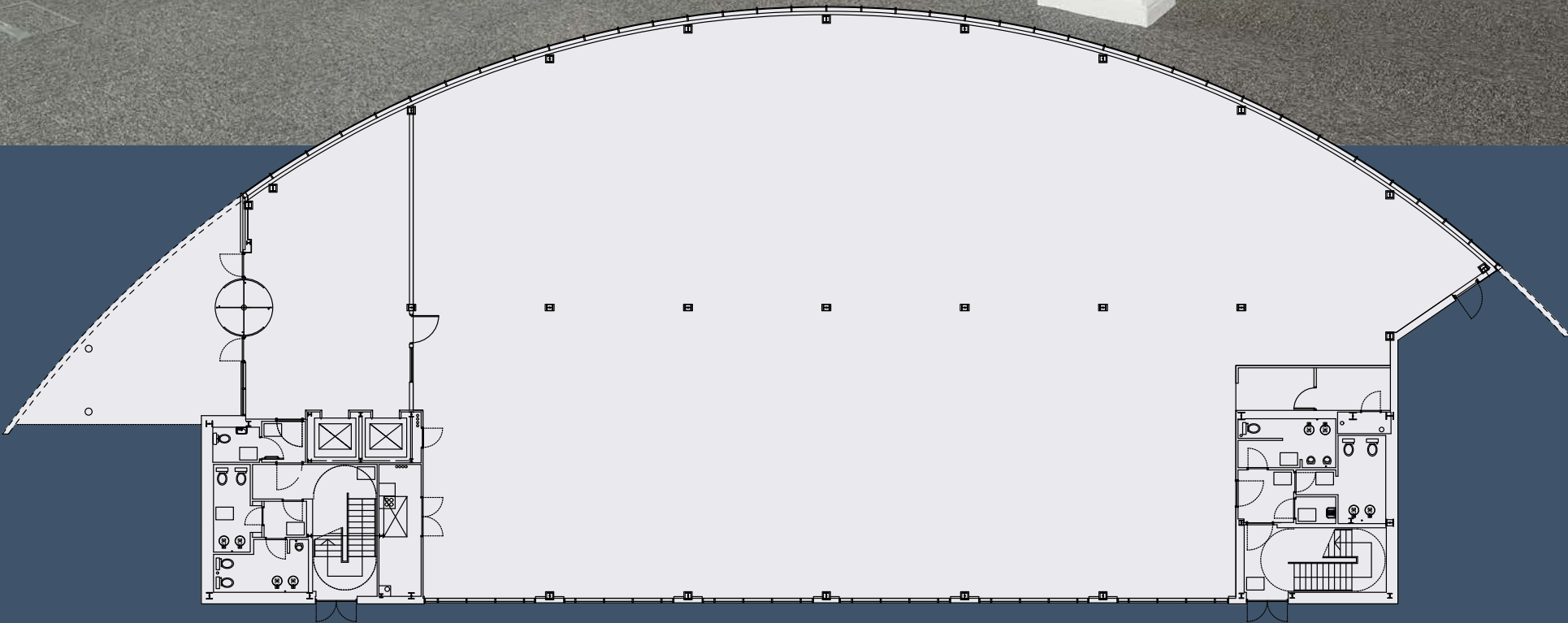


Accommodation

The building has the following approximate floor areas:

	M ²	FT ²
First Floor	995	10,710
Ground Floor UNDER OFFER	977	10,516
TOTAL	1,972	21,226

Available floor by floor.



Ground Floor Plan



View Virtual Tour



**View Matterport plan
of the third floor**

Quoting Terms

The quoting rent is £14psf.

Rates

The premises will need to be reassessed for rating purposes.

EPC

Upon application.

Legal Costs

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

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

Code of Practice

The landlord accepts the principles of the Code of Practice for the Commercial Leases in England and Wales. Alternative lease terms are available upon request. A copy of the Code can be obtained from Royal Institute of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

VAT

All rents, premiums and purchase prices quoted are exclusive of VAT. All offers are to be made to Naylor Gavin Black LLP on this basis and where silent, offers will be deemed net of VAT.



CobaltOne

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For further information or to
arrange a viewing please contact:

Chris Pearson

DD: +44 (0)191 211 1555

M: 07834 328 678

E: chrisp@naylorsgavinblack.co.uk

Naylor 
Gavin Black
0191 232 7030
naylorsgavinblack.co.uk