

# TO LET GRADE A OFFICE MERCURY HOUSE COBALT 2B

Cobalt Park, Newcastle Upon Tyne **NE27 0QJ**

A prominent  
location at the  
UK's Largest  
Business Park

**SIZES FROM 1,260.60 sq m (13,569 sq ft) to 3,834.10 sq m (41,270 sq ft)**



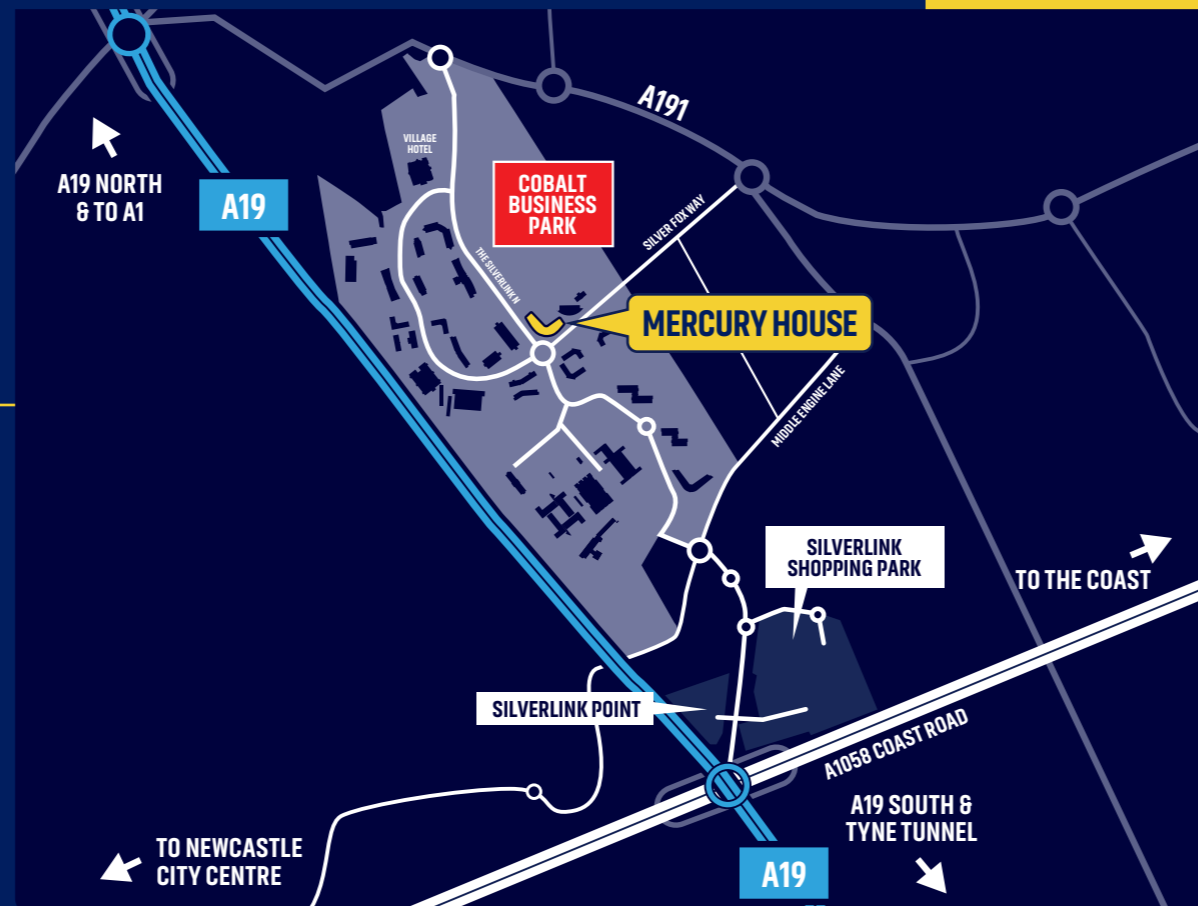
savills

## 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.

## MERCURY HOUSE COBALT 2B



Route 19 bus service passes through Cobalt Office Park, continuing to Palmersville Metro Station to the north and Percy Main and North Shields Metro stations to the south.

Cobalt 2 is situated on the north eastern corner of the junction of The Silverlink North, the main estate road through Cobalt Business Park and Silverfox Way. The site is prominent and has a substantial frontage to the roundabout.

The Business Park provides many amenities including: **DXC Technology, 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.



# MERCURY HOUSE COBALT 2B

## DESCRIPTION

Cobalt 2 offers a four storey modern office building built in 2003 with full height curved glazed frontage providing excellent natural light.

The building comprises two wings, arranged off a full height atrium and reception area. Four passenger lifts service each floor, opening onto a shared communal area. Male and female WC facilities are located on each floor.

The building benefits from a generous car parking ratio of 1:244 sq ft.



The office accommodation is open plan with the benefit of suspended ceilings, fully accessible raised floors and 4 pipe fan coil air conditioning.

## Second floor



## SPECIFICATION



Suspended ceilings



Car parking ratio  
1:244 sq ft



Fully accessible raised floor



Reception area



4 pipe fan coil  
air conditioning



Full height  
atrium



Recessed LG7  
lighting luminaries



Male and Female  
wc's on each floor

A prominent location at the UK's Largest Business Park

# MERCURY HOUSE COBALT 2B

SIEMENS  
GAMSEA

ACCENTURE

VILLAGE HOTEL

REGUS

NORTH TYNESIDE  
COUNCIL

PROCTER  
& GAMBLE

DXC  
TECHNOLOGY

BUSY BEES  
NURSERY

MORRISON DATA  
SERVICES

LEEDS BUILDING  
SOCIETY

BARNADO'S

NHS

TRAVELODGE

REED IN  
PARTNERSHIP



MILLER HOMES

TELEX UK

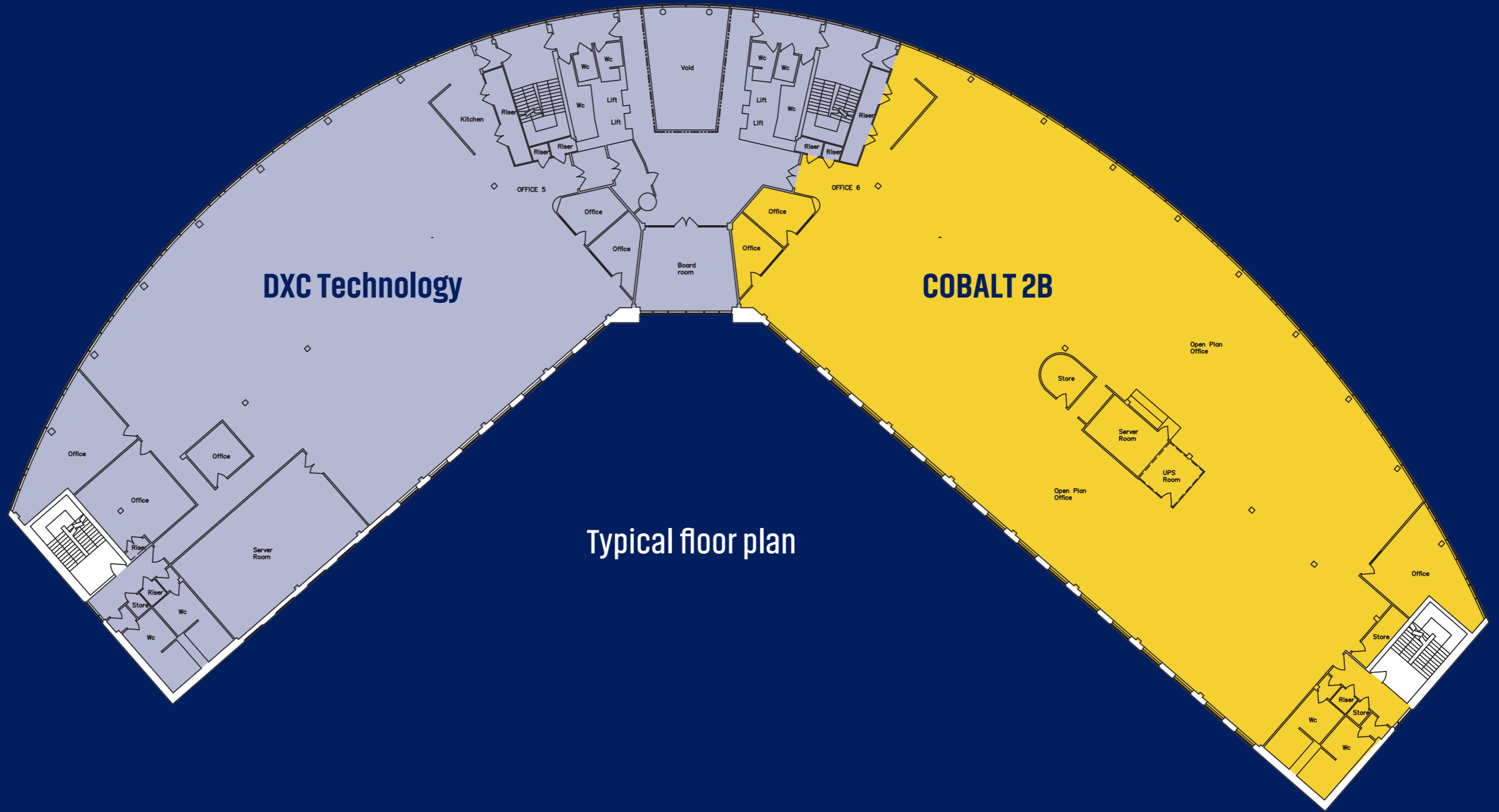
NICS SERVICES  
GROUP

RETAIL PARADE

EE

A19





Typical floor plan

## ACCOMMODATION

The accommodation comprises part Cobalt 2B and is arranged over first to third floors and is available as a whole or on a floor by floor basis.

### COBALT 2B

	SQ M	SQ FT
Third Floor	1,286.3	13,846
Second Floor	1,287.2	13,855
First Floor	1,260.6	13,569
<b>Total</b>	<b>3,834.1</b>	<b>41,270</b>

## LEASE TERMS

All suites available by way of a new effective full repairing and insuring lease for a term to be agreed.

## RENT

On application.

## SERVICE CHARGE

The building will be let on an effective full repairing and insuring basis with recovery by way of a Service Charge. Further details are available on request.

## VAT

All figures quoted within these terms are exclusive of VAT where chargeable.

## BUSINESS RATES

Interested parties are advised to make their own enquiries with the local rating authority.

## LEGAL COSTS

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

## EPC

Upon application.



**For further information or to  
arrange a viewing please contact:**

### IMPORTANT NOTICE

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