

AVAILABLE FROM
DECEMBER 2022



To Let

MODERN WELL LOCATED
OFFICE SPACE

6,528.4 SQ.M (70,271 SQ.FT)
(MAY SPLIT)

Cobalt5

SILVER FOX WAY,
NEWCASTLE UPON TYNE.
NE27 0QJ



Cobalt 5

Getting to know each other...

Modern glazed 70,271 sq.ft (6,528 sq.m) office accommodation arranged over two floors, the ground floor is mainly an open plan floor with the 1st floor a mezzanine laid out around the outer area. This unique office building has a double height curved architectural roof structure which creates a great open plan working environment.

The space internally also provides a fully fitted canteen, WC's, lifts, raised floors, air conditioning, dual access entrance along with 302 car parking spaces.

We can provide bespoke fit-outs and bespoke refurbishments and we will consider splitting the space to provide smaller space, we would be happy to discuss your requirements.

Location... I'm all about the space

Cobalt 5 is located on Cobalt Business Park, the largest business park in the UK. The park is situated on the junction of the A19 and the A1058 Coast Road approximately 10 minutes east of Newcastle City Centre. It's also a couple of minutes' drive from the region's major road links and the Tyne Tunnel - quick access to north, south and west.

The Park benefits from excellent transport links, with shuttle bus services providing frequent access to the Tyne and Wear Metro system, the second largest Metro system in the UK after the London Underground. 458 buses pass through the Park daily, which allows 40% of the 14,000 workforce on the park to commute by public transport. Amenities on the park include a Tesco Express, Greggs, and a Busy Bees day nursery, whilst Siverlink Retail Park provides an excellent retail and leisure offering, including an Odeon cinema and M&S. The Village Hotel together with spa and Gym is located at the northern entrance to Cobalt Park. The excellent location and amenities available at the park has attracted major occupiers including Procter & Gamble, DXC, Siemens and Accenture.

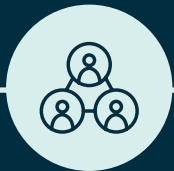
Cobalt Park has its own community website and community card offering discounts across the region at numerous restaurants, cinemas, fitness centres and family attraction venues. The website includes a discussion forum, classifieds, e-shop, community offers, community TV, Travel information and lifestyle sections. Social and sporting activities are also a feature of the Cobalt Community. So far they include the Cobalt 5-a-side league, Tai Chi classes, Cobalt pool bikes, BUG (Bicycle User Group), walking and running clubs and guided bike rides. More information can be found here <http://cobaltpark.co.uk/>.



Lowest labour costs in the country



Recruitment catchment of over 1.1M people



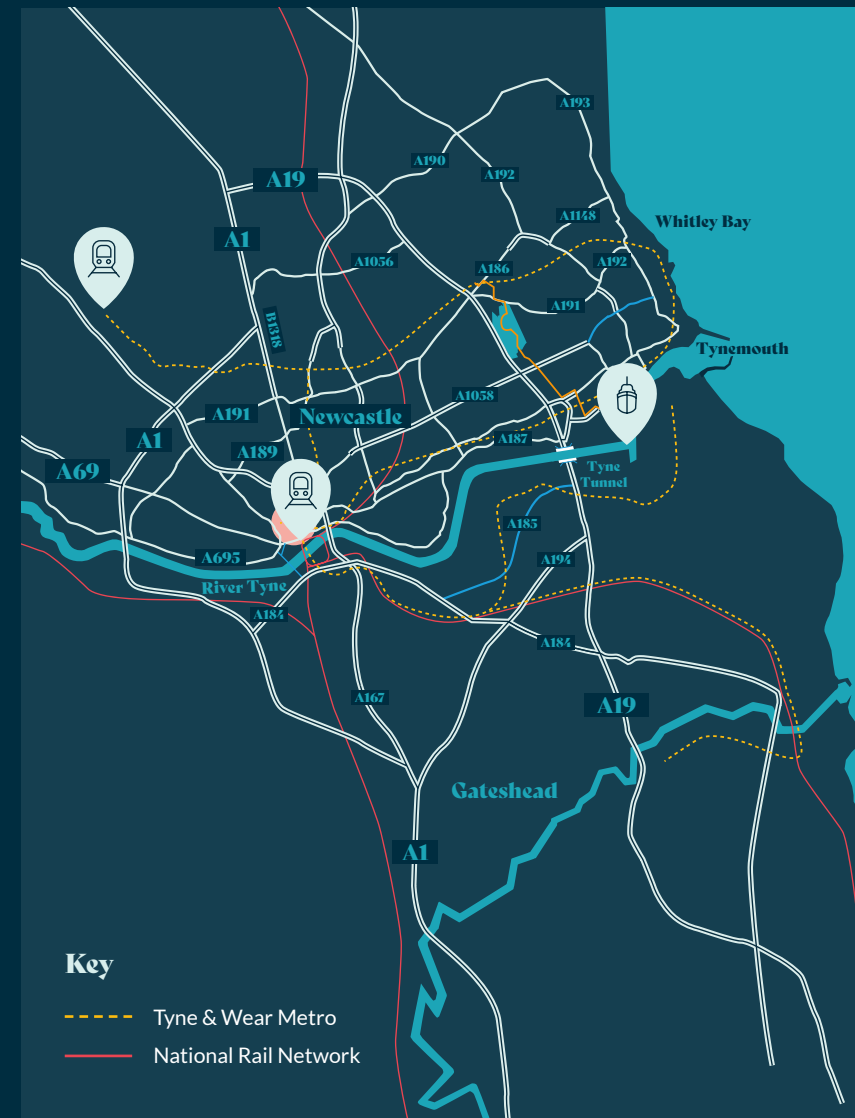
Established & thriving business community



World class occupiers



An unrivalled level of amenity



Location



Some of the local occupiers

accenture

Santander

CBX Cobalt Business Exchange & Conference Centre

P&G

FUJITSU

sage

Grants

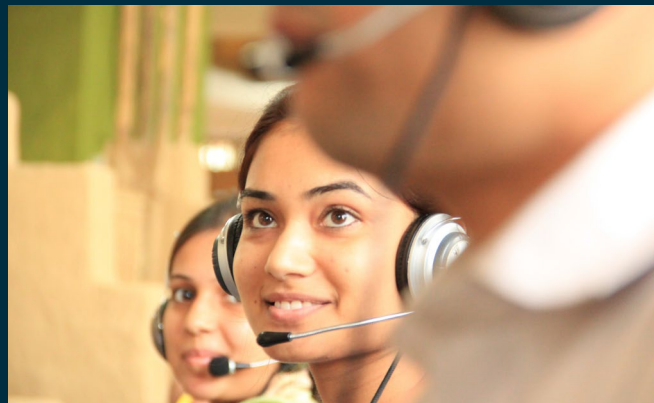
FI Real Estate Management work closely with North Tyneside Council who can offer incentives of up to £1m for projects locating to Cobalt Park.

This grant scheme is open to businesses creating new employment that are not currently located in North East England. Grants are normally paid at a rate of £5,000 per job depending on the types of jobs being created.

North Tyneside Council's Invest North Tyneside team can also provide free tailored intelligence and demographics, host familiarisation visits, introductions to the local supply chain and recruitment support.



North Tyneside Council



* Images for illustrative purposes only.



Terms

The premises are available by way of a new FRI lease for a term to be agreed.

EPC

Available on request.

Rateable Value

TBC

VAT

VAT is payable where applicable.

Legal Cost

Each party is responsible for their own legal costs incurred within any transaction.

All Enquiries



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