

## TO LET

Cobalt 7A, 11 Silver Fox Way, Cobalt  
Business Park, Newcastle Upon Tyne, Tyne  
And Wear, NE27 0QJ



### Self Contained Office Building

20,130 Sq Ft (1,870.08 Sq M)

- High profile regional Business Park
- Top quality office space
- Kitchen and breakout areas
- Large reception
- 84 Car parking spaces

For further information please contact:

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### 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 5 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.

### Description

Cobalt 7A is a standalone office building which has a glazed façade.

The building has been fitted out to a high standard with the following specification:

Air conditioning

Raised floors

Carpeting

Kitchen and break out areas

Fully fitted with a number of private offices

Attractive entrance hall

Passenger lift

### Accommodation

The property has the following areas:

	Sq Ft	Sq M
Second Floor	6,880	639.15
First Floor	6,400	594.56
Ground Floor	6,850	636.36
<b>Total</b>	<b>20,130</b>	<b>1,870.08</b>

### Rent

On Application

### Service Charge

Available upon application

### EPC

B (48)

### Rateable Value

The building has a rateable value of £231,000 giving rates payable of approximately £118,272 per annum.

### Legal Costs

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

### VAT

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

### 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 Institution of Chartered Surveyors, Parliament Square, London SW1P 3AD Tel: 0207 695 1535.

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