



www.cobaltpark.co.uk

13a

FOR SALE / TO LET

Cobalt Park, Newcastle, NE27 0QJ

2,802.4 sq m (30,165 sq ft) (Part Let)

Within UK Government's
**AI GROWTH
ZONE**



Opportunity

Cobalt 13a is a state-of-the-art office building comprising two three storey wings, designed around a large central entrance and featuring a dramatic glazed facade. The property is for sale or to let in wings.

13a



Location

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

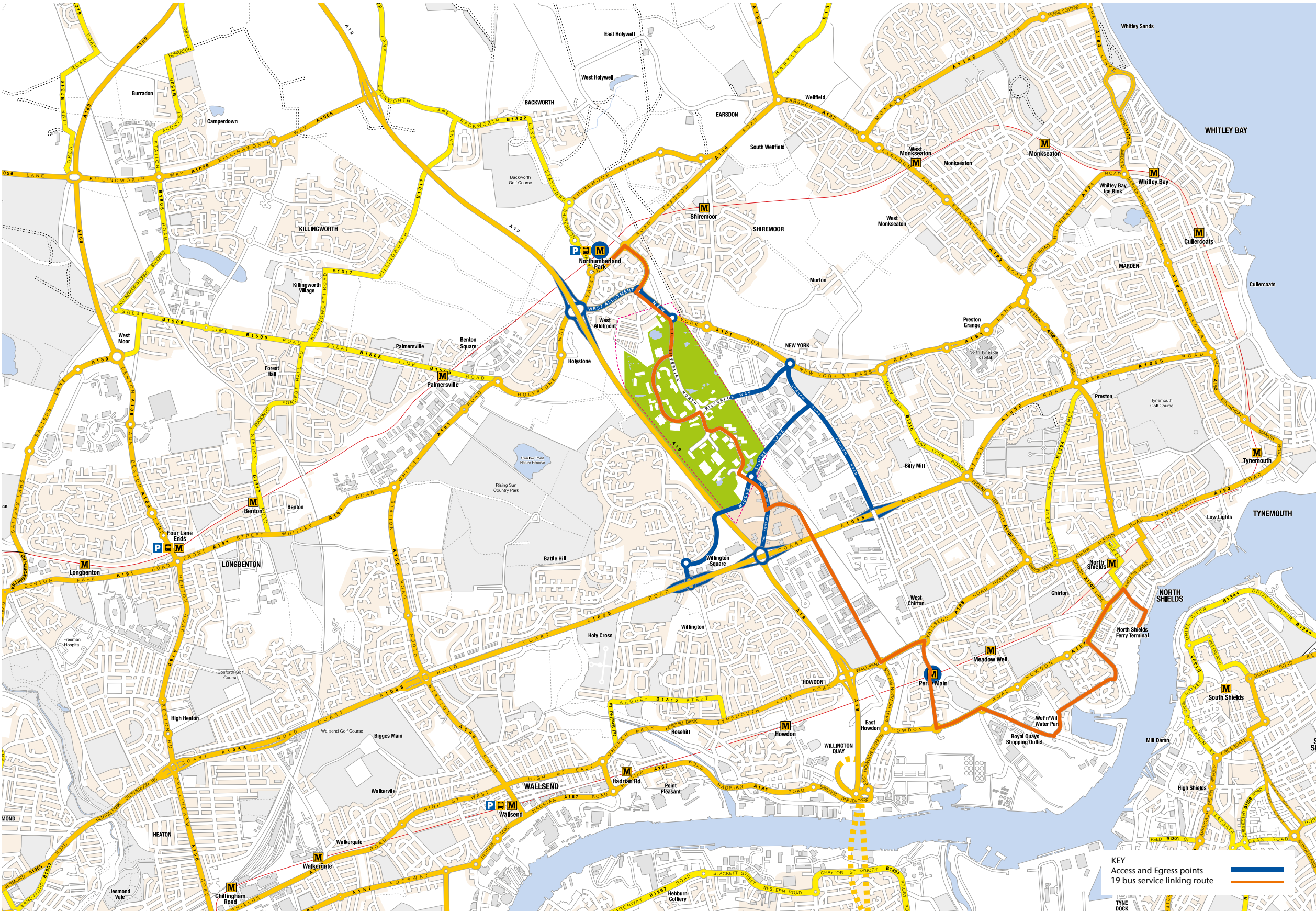
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Accessibility

- 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

- 200 direct bus journeys per day through the Park with a further 300 bus journey within easy walking distance or with Cobat FreeZone pass.
- New Northumberland Line Rail Line connection due to open at Northumberland Park Interchange late 2025. Direct rail link to Newcastle Central Station in only 15 min
- Onsite bike hub and trained bike mechanic
- 20 Covered bus shelters
- The nearest metro, Northumberland Park, is only 3 minutes 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
- Buses from 6am to midnight



Situation

Cobalt Park is situated on the junction of the A19 and the A1058 coast road approximately 10 minutes northeast of Newcastle city centre.

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Cobalt 13a is a state-of-the-art office building comprising two three storey wings, designed around a large central entrance and featuring a dramatic glazed facade.

The available first and second floors have been fitted out to a very high standard including glazed partition providing meeting and board room facilities together with fully fitted kitchen and server room. The space benefits from air conditioning and a 3m floor to ceiling height.

There are several major occupiers on the park including Accenture, DXC, Sage, EE, Procter & Gamble and North Tyneside Council.

There is also a range of on-site facilities which include: Dedicated travel co-ordinators, Cobalt Central the retail centre, Travelodge, Busy Bees Nursery and the Newcastle Village Hotel & Leisure Club.

Amenities on the Park include a Tesco Express, Greggs sit in café and take out, Deli, local Geordie Bangers sit in and take out, also situated at Cobalt Central games, events and outdoor seating area. Elsewhere on the Park The Village Hotel 144 rooms, with Spa, gym, restaurant, Starbucks and a sports fan zone. A Busy Bees Nursery and 80 bed Travelodge. Filling station, drive through coffee, retail and EV charging station due to open Summer 2025.

Silverlink Retail Park provides an excellent retail and leisure offering including a Odeon Cinema, Nandos, Pizza Hut, Five Guys, M&S, Next, Boots, Superdrug and Curry’s.



Cobalt 12 - P&G



Cobalt 9c - Accenture



Cobalt 1 - DXC Technology



- Air conditioning
- Full accessed raised floor clear void 150mm
- Suspended ceilings
- Double height feature reception and atrium
- 2 x 8 person passenger lifts
- 3m clear floor to ceiling height
- 1.5m planning module
- 6 meter structural grid
- Kitchen
- 127 car parking spaces (parking ratio 1:238 sq ft) with control barrier
- Fully DDA compliant
- BREEM: Very Good

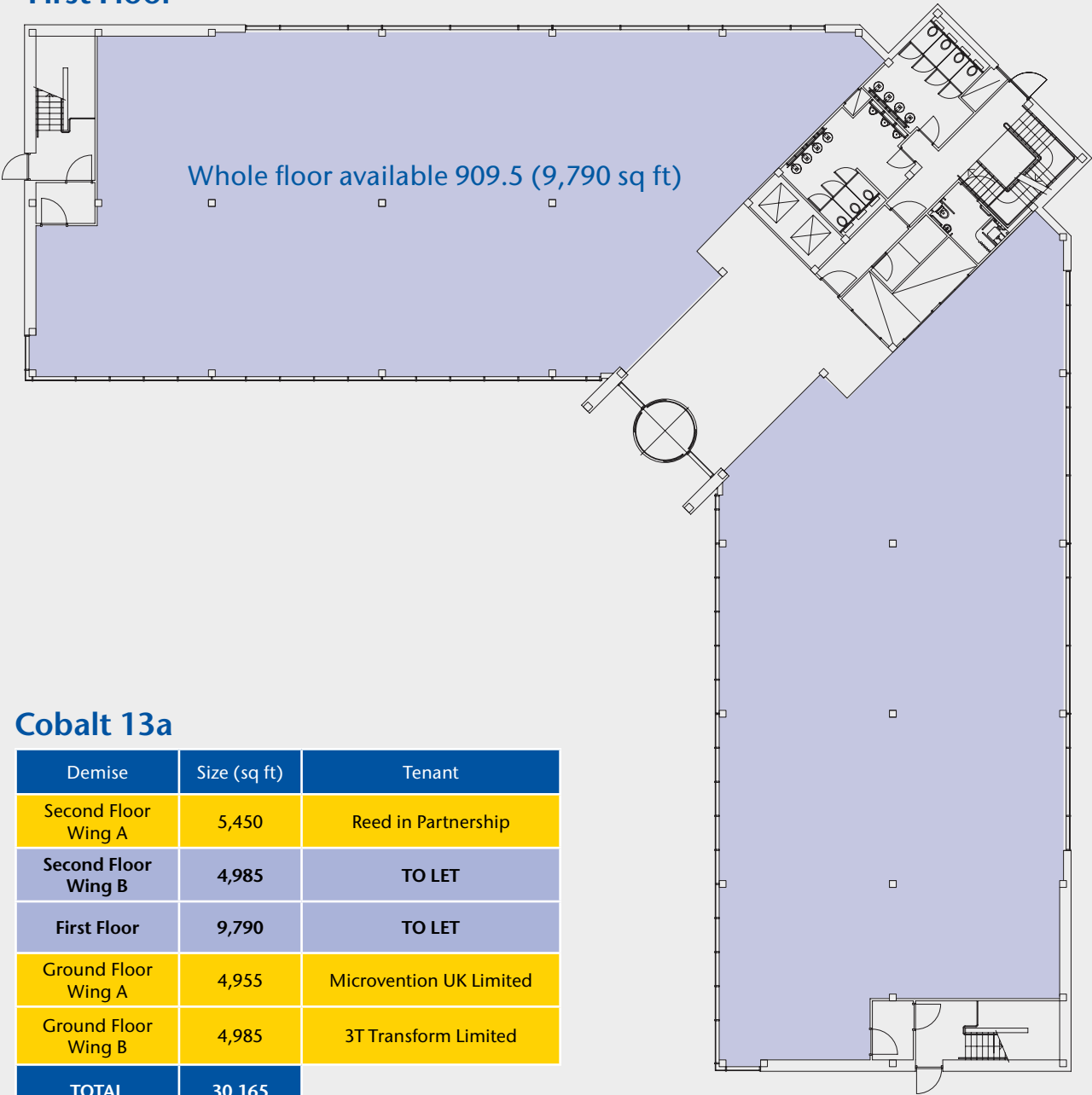


Accommodation

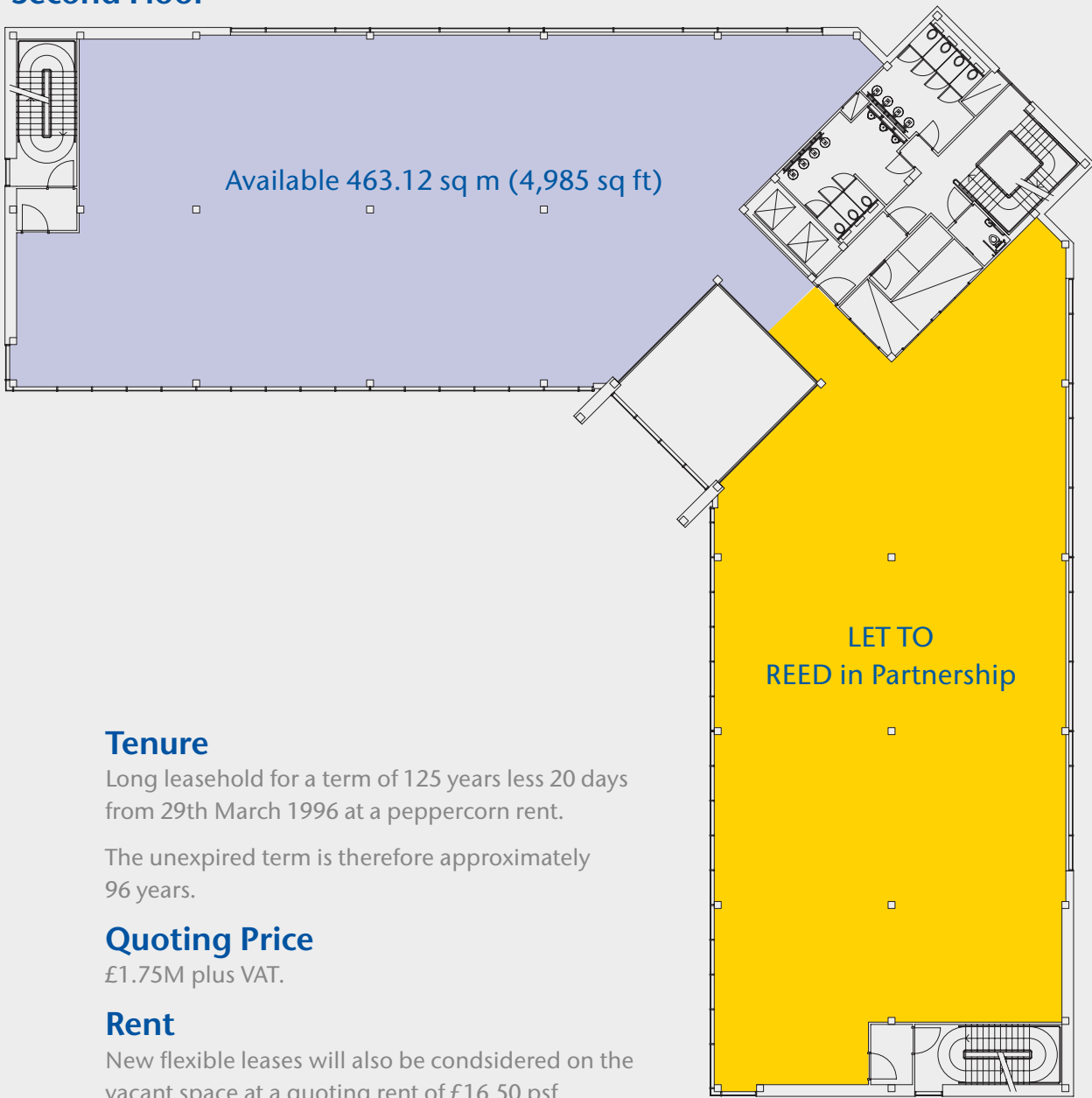
The large floor plates are designed to provide maximum efficiency of the workspace, creating a stylish working environment that can be delivered to meet an occupiers exact requirement.

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First Floor



Second Floor



Cobalt 13a

Demise	Size (sq ft)	Tenant
Second Floor Wing A	5,450	Reed in Partnership
Second Floor Wing B	4,985	TO LET
First Floor	9,790	TO LET
Ground Floor Wing A	4,955	Microvention UK Limited
Ground Floor Wing B	4,985	3T Transform Limited
TOTAL	30,165	

127 car parking spaces total
(66 spaces available with available space).

Details on various tenancies are available on request

Tenure

Long leasehold for a term of 125 years less 20 days from 29th March 1996 at a peppercorn rent.
The unexpired term is therefore approximately 96 years.

Quoting Price

£1.75M plus VAT.

Rent

New flexible leases will also be considered on the vacant space at a quoting rent of £16.50 psf.

Amenities

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

13a



Village Hotel
25m heated indoor pool



Cobalt Travel Centre



Cobalt Central



Village Hotel & Leisure Club

- 157-bedrooms
- The Victory Pub and Kitchen
- Starbucks Coffee
- 25m heated indoor pool
- Cardio Zone
- Sauna
- Jacuzzi
- Sun showers
- Fitness & aerobic studio

Busy Bees

- 100 place Day Nursery and Creche

North Tyneside Council Offices

- Restaurant

Cobalt Central

- Retail Centre
- Tesco Express Supermarket
- Greggs
- Geordie Banger Co
- Hot Roast Deli
- More Cobalt Travel and Information Centre
- Cobalt Management Suite

Northumberland Park

- B&M Home Stores
- JD Gyms
- Aldi
- Toby Carvery
- Costa Coffee
- Sainsbury's
- Subway
- Heron Foods
- Moorview Vets
- Card Factory
- Frank's Carpets
- Indigo Sun

Silverlink Shopping Park

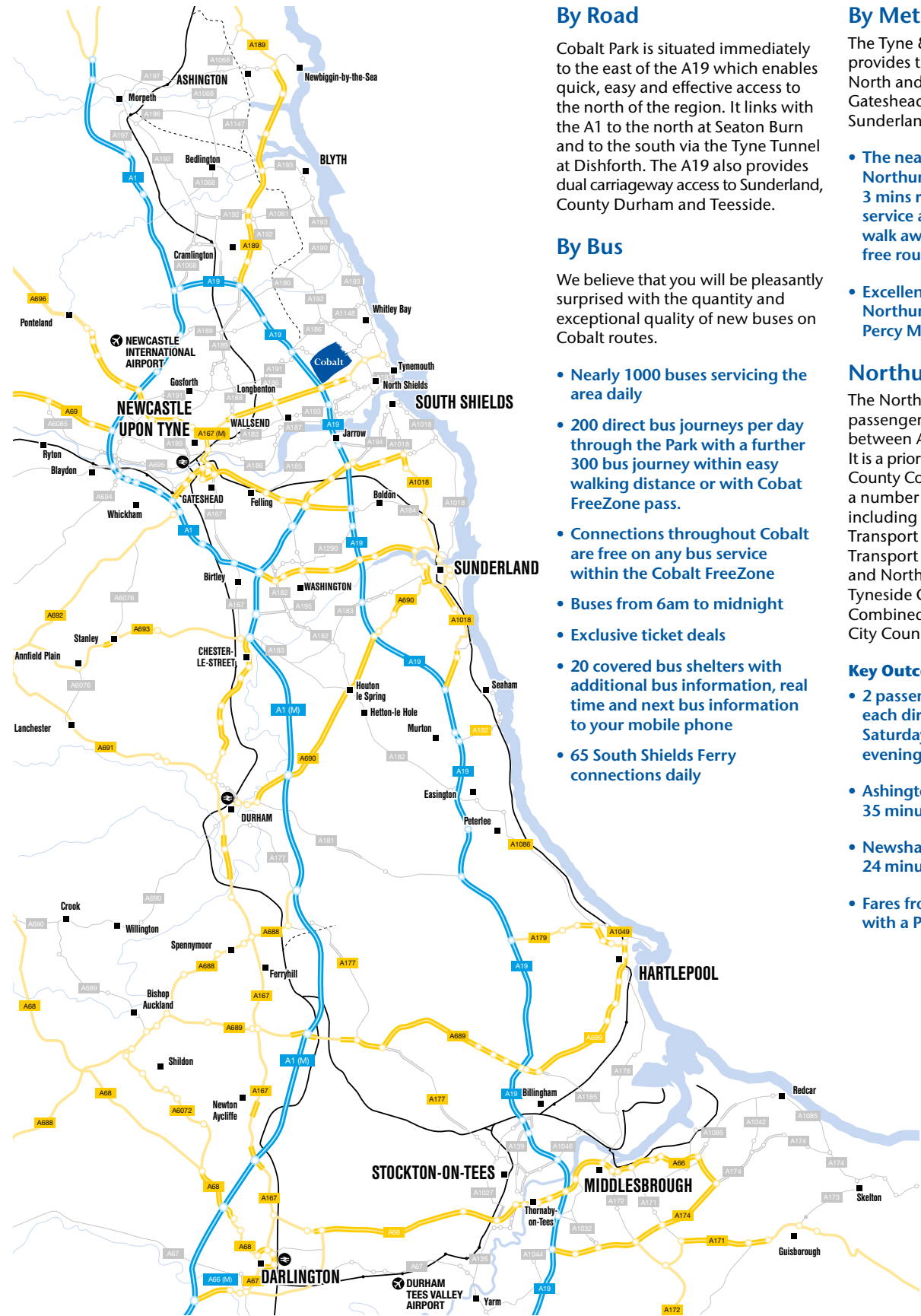
- Next Home
- Costa Coffee
- Wren Kitchens
- Sofology
- Hobbycraft
- Nando's
- McDonalds
- Pizza Hut
- Five Guys
- Odeon
- Marks & Spencer
- Boots
- Next
- New Look
- River Island
- H&M
- JD Sports
- SportsDirect.com
- ScS Sofas
- Currys PC World
- One Below
- Halfords



Well Connected

- Immediately adjacent to the A19 accessed via 2 junctions
- Metro (Northumberland Park) easy and safe 10 minutes walk/3 minutes bus connection
- Approximately 1000 buses serve Cobalt every day

13a



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.

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
- 200 direct bus journeys per day through the Park with a further 300 bus journey within easy walking distance or with Cobalt FreeZone pass.
- 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.

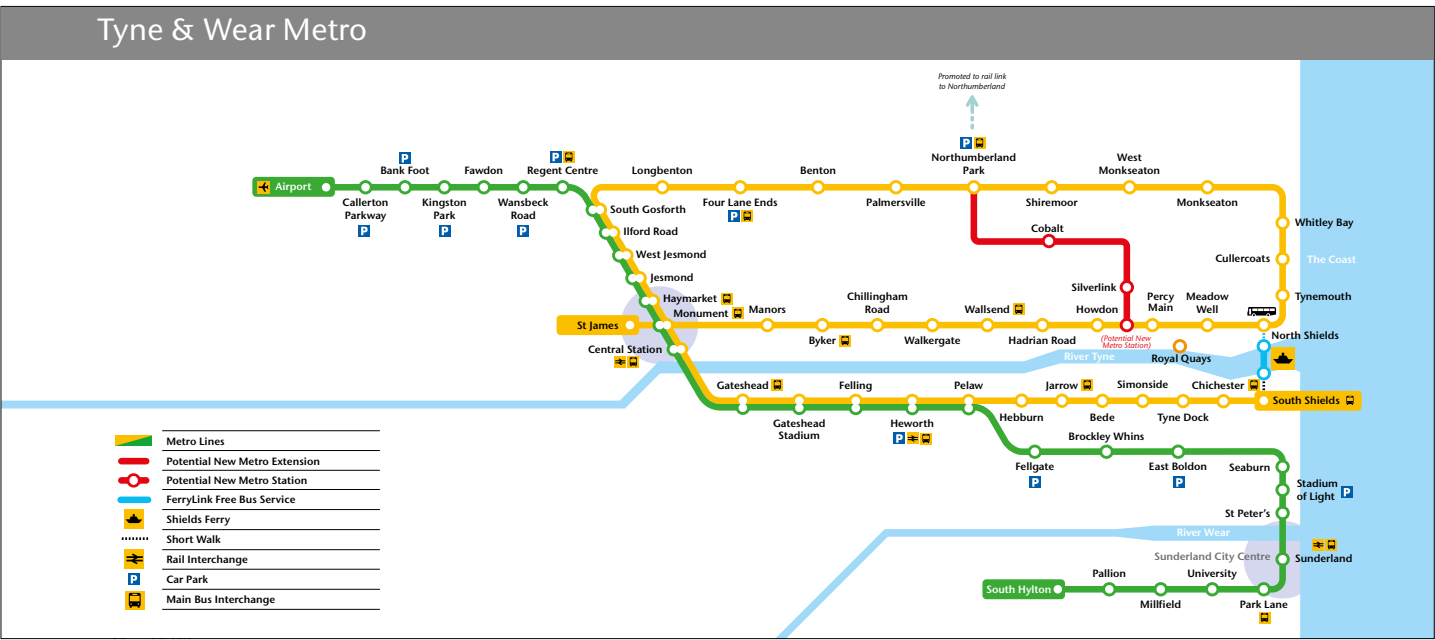
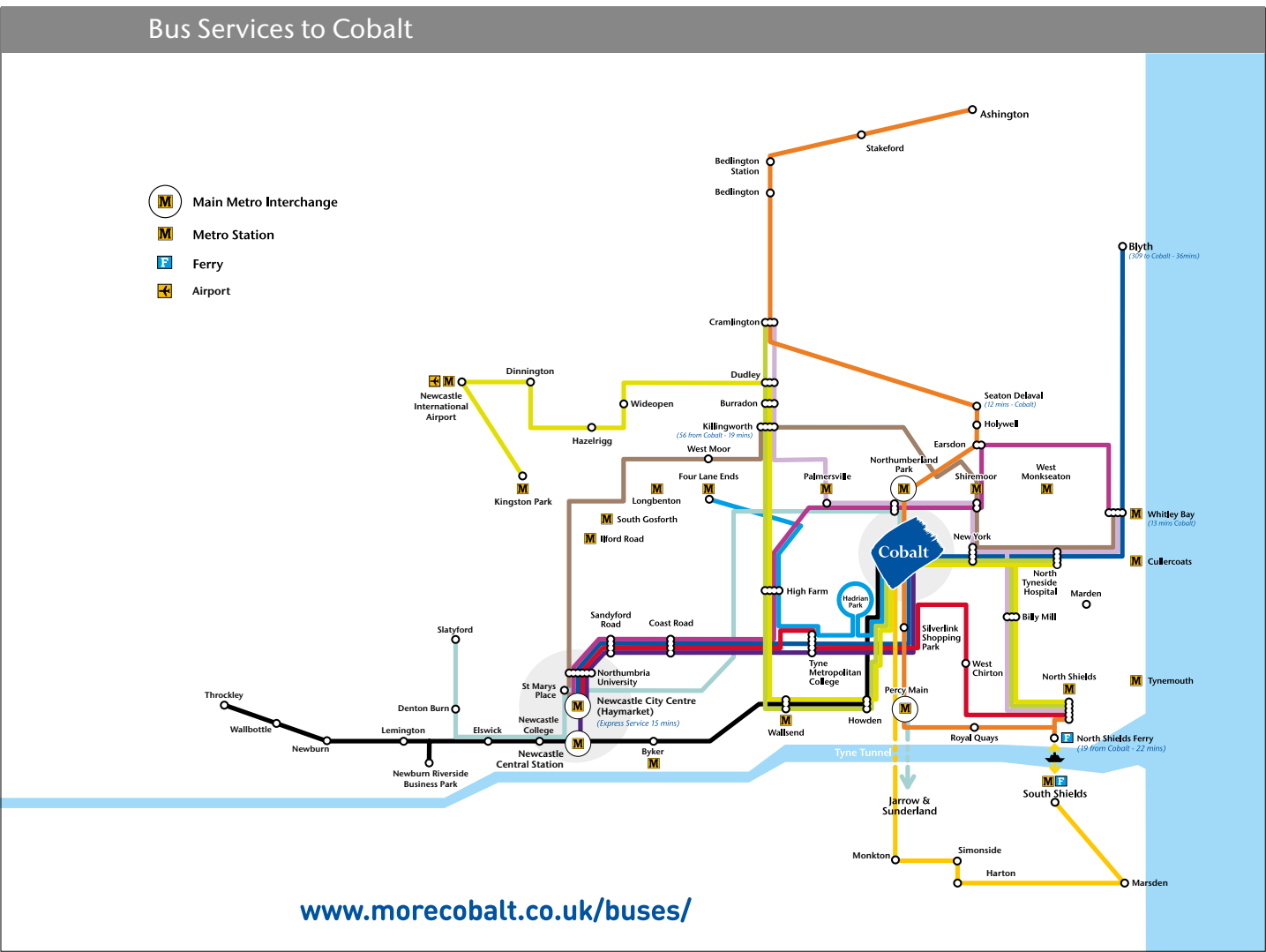
- The nearest metro, Northumberland Park, is only 3 mins ride on the 19 shuttle service and a pleasant 10 min walk away on a dedicated traffic free route
- Excellent connetion from Northumberland Park and Percy Main Interchange

Northumberland Line

The Northumberland Line will bring passenger trains back into service between Ashington and Newcastle. It is a priority of both Northumberland County Council and is supported by a number of key project partners, including the Department for Transport (DfT), Network Rail, Transport for the North (TfN), Nexus and Northern Trains Limited, North Tyneside Council, North of Tyne Combined Authority and Newcastle City Council.

Key Outcomes

- 2 passenger trains per hour in each direction on Monday to Saturday daytimes & hourly on evenings and Sundays
- Ashington to Newcastle in around 35 minutes
- Newsham to Newcastle in around 24 minutes
- Fares from just £1 single for U21's with a Pop Blue card



VIEWING AND FURTHER INFORMATION

For further details on the property, please contact joint agents below:



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