

3.2 Cobalt Business Park Silver Fox Way Newcastle upon Tyne

NE27 0QJ

Property Summary

Cobalt Business Park, one of the largest business parks in Europe.

Occupiers include Cybit, Miller Homes, SpaMedica.

Specification: Double height 6.4m feature reception area.

Two 8 passenger lifts

Full raised access floor with clear void of 175mm

Air cooling

Perimeter radiators

2.6m floor to ceiling height

Male, female and disabled toilet provision on each floor

Suspended ceilings with recessed lighting

Accommodation: 1,500 sq d available on the second floor.

Car Parking: – 6 dedicated parking bays.

Tenure; Available on a new full repairing and insuring lease by way of a service charge for a term to be agreed.

Rateable Value: Upon application

EPC: Energy Rating D 100

Wallace Walton

Dip Arb. FRICS

Commercial property consultant

RICS Registered Valuer

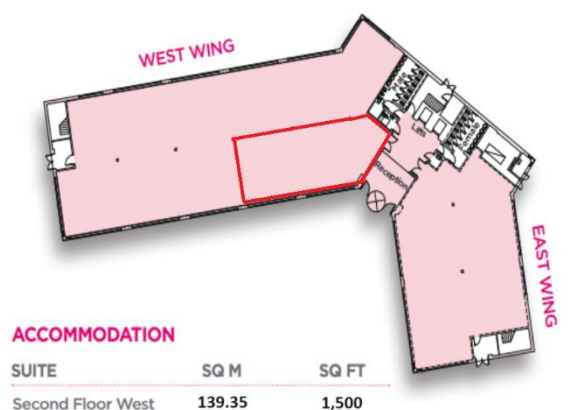
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Asking Rent: 10 per sq ft exclusive of rates, service charge and VAT



Further details upon request:

Wallace Walon