



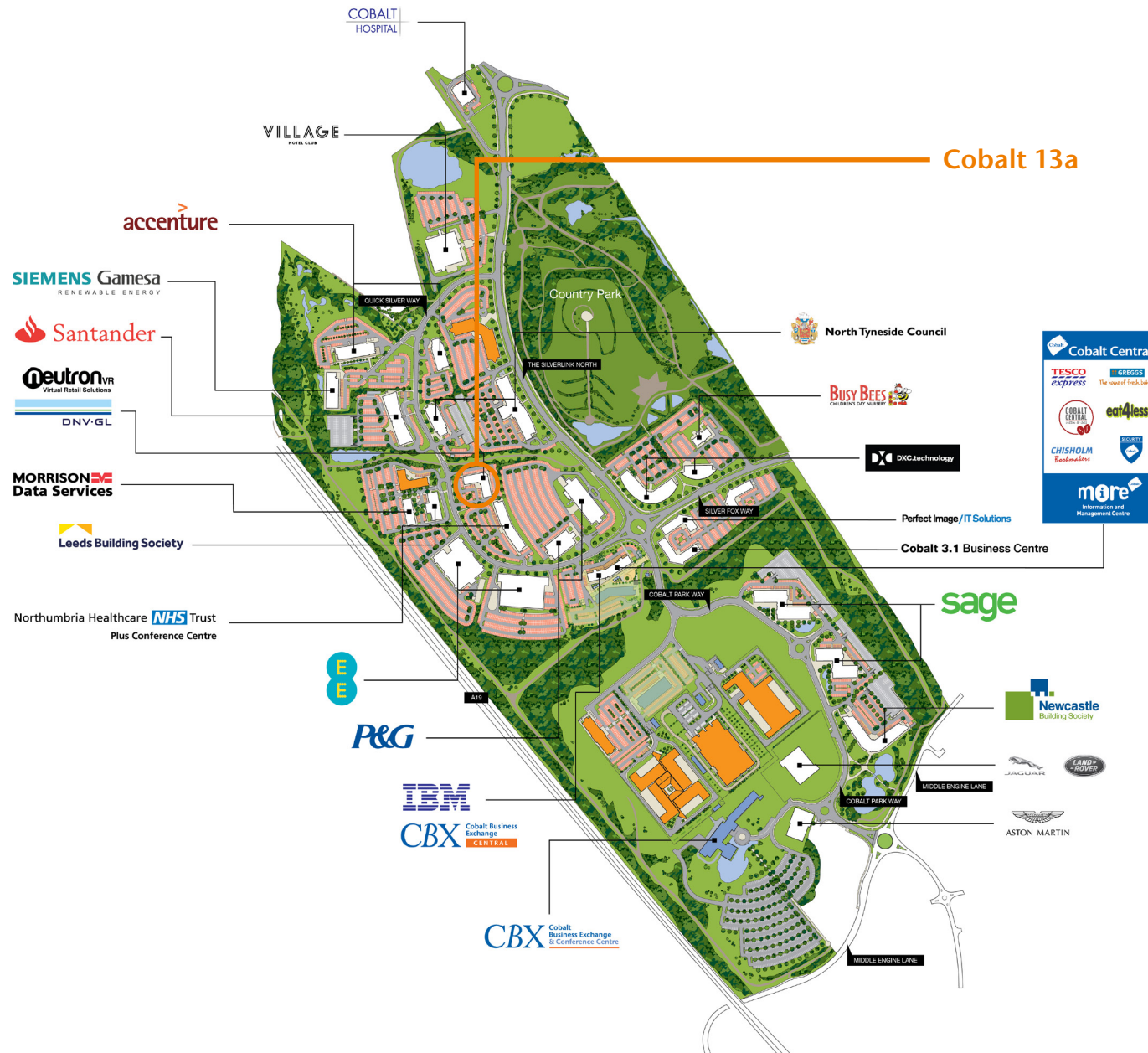
# 13a

## TO LET

Newly fitted-out, 460.3sq m (4,955 sq ft) to  
1,452.10 sq m (15,631 sq ft) prestigious office space  
at Cobalt Park, Newcastle







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 ground floor 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.

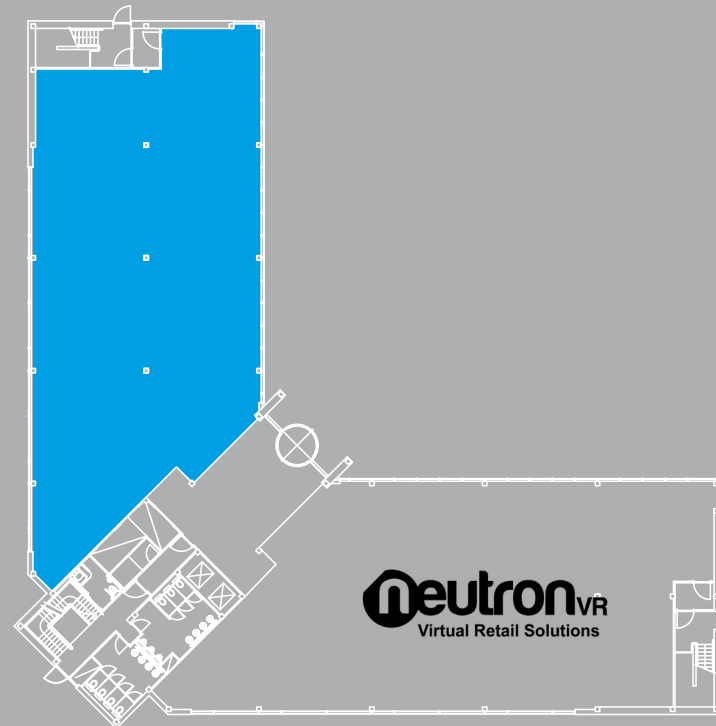
Several major occupiers on the park including Accenture, HP, Banco Santander, EE, Procter & Gamble and North Tyneside Council, have taken additional buildings in second phase developments at Cobalt, confirming the merits of the Cobalt Advantage.

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

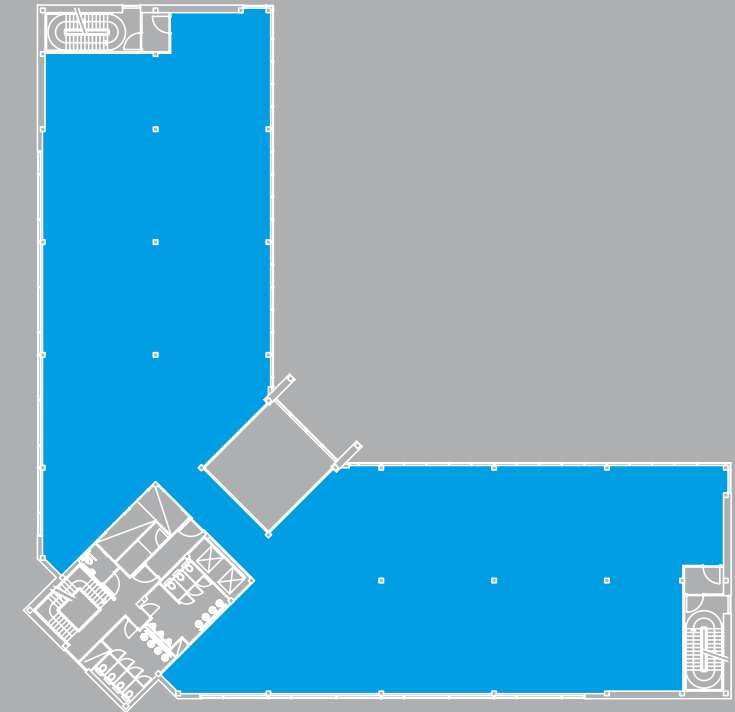
## Specification

- Air conditioning
- Full accessed raised floor clear void 150mm
- Suspended ceiling with LG7 lighting
- 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
- 64 dedicated car parking spaces (parking ratio 1:245 sq ft) with control barrier
- Fully DDA compliant
- C rated Energy performance Certificate

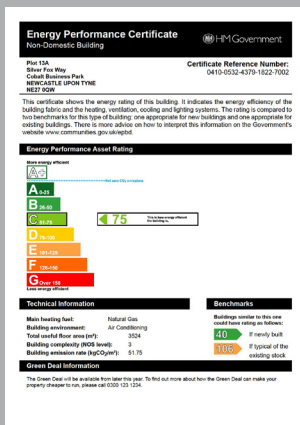
This office is rated in terms of the energy use per square metre of floor area. Energy efficiency based on fuel costs and environmental impact based on carbon dioxide (co<sup>2</sup>) emissions



Ground Floor



Second Floor



	Wing A	Wing B
Second Floor	991.8 sq m (10,676 sq ft)	
First Floor	Let to DNV	
Ground Floor	460.3 sq m (4,955 sq ft)	neutronVR Virtual Retail Solutions
TOTAL	1,452.10 sq m (15,636 sq ft)	

## Availability



## Ground Floor



Finished to a high quality



Glazed partition meeting and board rooms



Modern kitchen area





## Ground Floor

# 13a

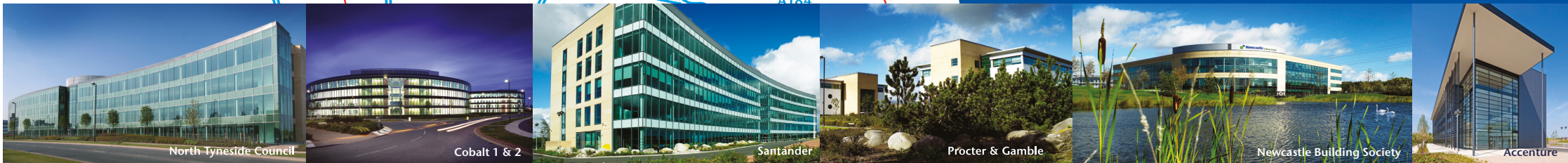
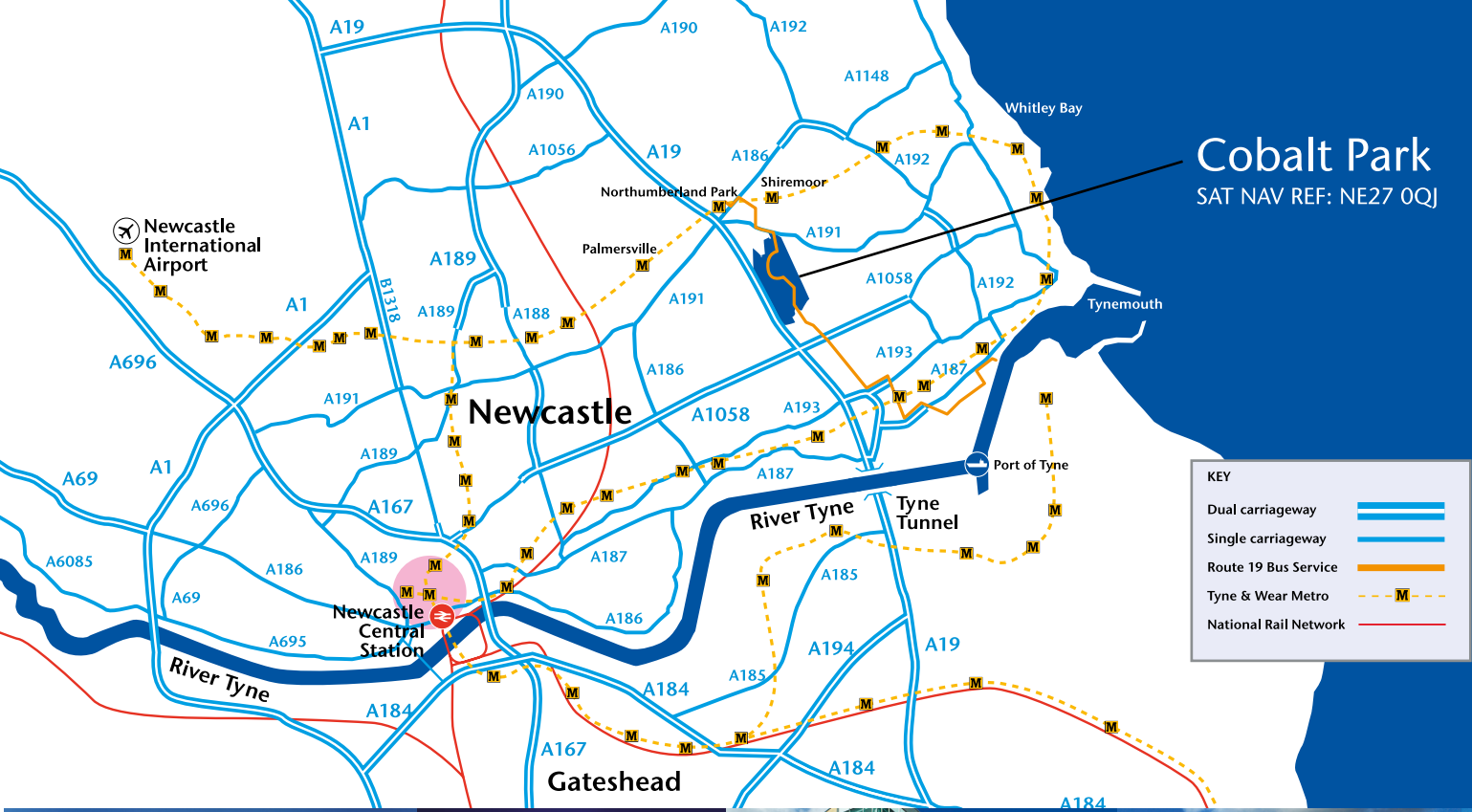


Double height feature reception and atrium



Open floor plates with perimeter storage





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