



**COBALT 3.1**

**OFFICES TO LET**  
SUITES AVAILABLE  
FROM **200 SQ FT** ON  
FLEXIBLE LEASE TERMS

SILVER FOX WAY, NEWCASTLE UPON TYNE **NE27 0QJ**

**[www.cobalt3.co.uk](http://www.cobalt3.co.uk)**







**COBALT 3.1**





## SPECIFICATION

- Double height 6.4m feature reception area
- Car parking ratio 1:274
- Two 8 person passenger lifts
- Full raised access floor with clear void of 175mm
- Air conditioning
- Perimeter radiators
- 2.6m floor to ceiling height
- Male, female and disabled toilet provision on each floor
- Suspended ceiling with recessed lighting

## LEASE TERMS

Accommodation available on new full repair and insuring leases by way of service charge for a term to be agreed.

## RENT

£10 sq ft per annum exclusive of rates, service charges and VAT.

## RATEABLE VALUE

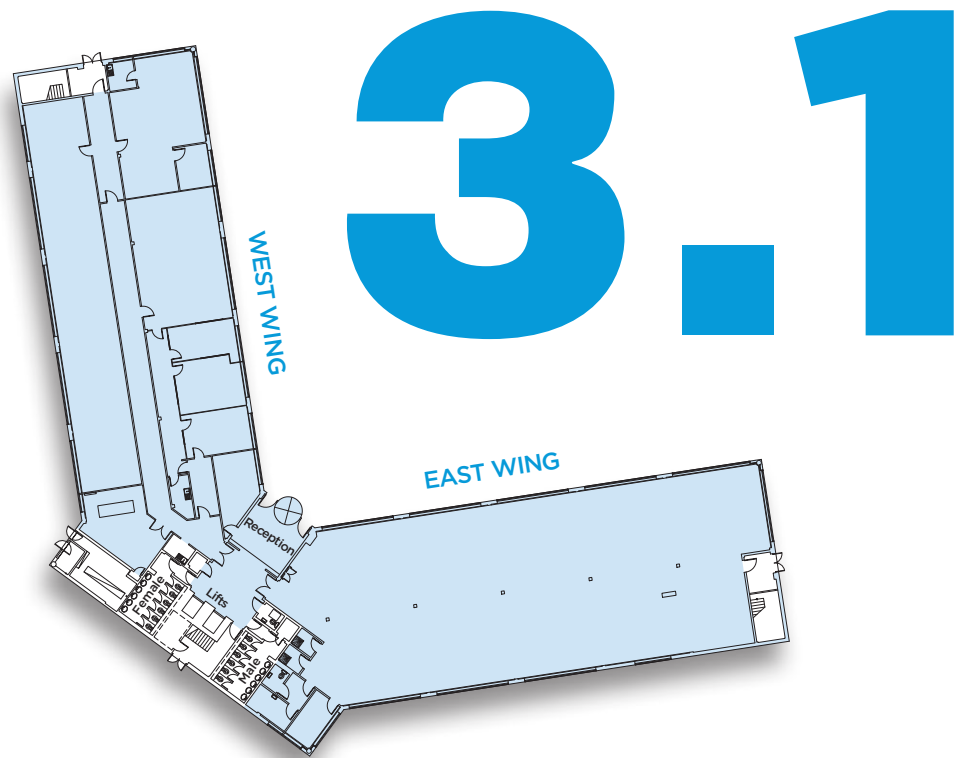
Upon application.

## EPC

D100.

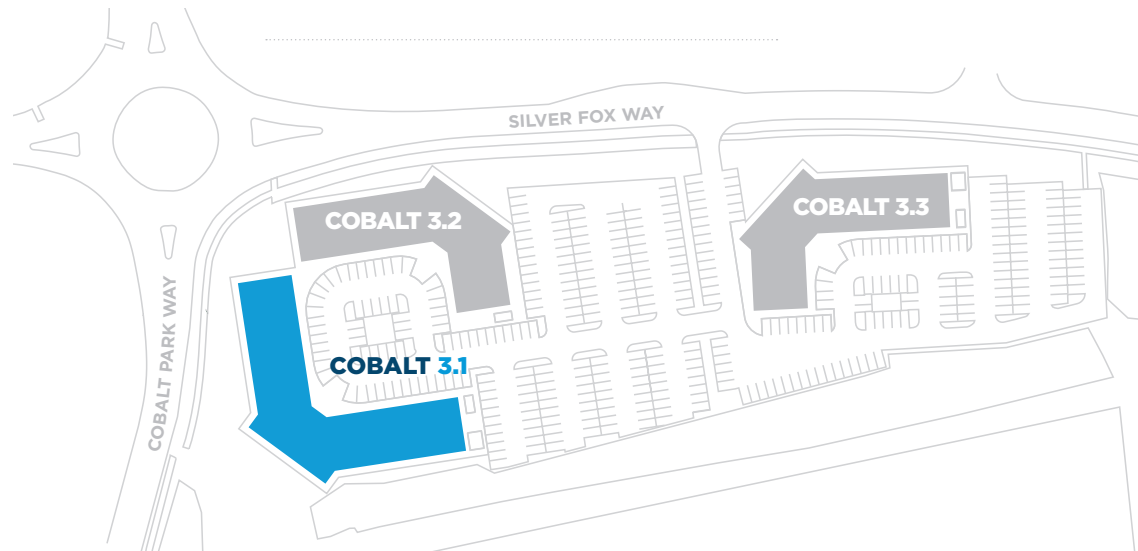
## OCCUPIERS

Fujitsu  
TT Law  
Union Property  
GRA Legal Training  
PG&A Property  
RMS Risk Management Ltd



## ACCOMMODATION

SUITE	SQ M	SQ FT
Ground Floor East	634	6,820
Ground Floor West	176	1,898
Second Floor	From 200 sq ft	





**COBALT 3.1**

**AVISON  
YOUNG**

**0191 261 2361**

[avisonyoung.co.uk/14334](http://avisonyoung.co.uk/14334)

**Tony Wordsworth**

T: 0191 269 0508

E: [tony.wordsworth@avisonyoung.com](mailto:tony.wordsworth@avisonyoung.com)

**Naylors**

**0191 232 70 30**

**[Naylors.co.uk](http://Naylors.co.uk)**

**Jessica Ross**

T: 0191 211 1544

E: [jessicaross@naylors.co.uk](mailto:jessicaross@naylors.co.uk)

**James Fletcher**

T: 0191 211 1560

E: [jamesfletcher@naylors.co.uk](mailto:jamesfletcher@naylors.co.uk)

Misrepresentations Act 1967 and Consumer Protection from Unfair Trading Regulations 2008 – these particulars shall not form part of any offer or contract and no guarantee is given to the condition of the property or the accuracy of this description. Any intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy themselves as to their own investigations before entering in to any contract. May 2019.