



**COBALT 3.3**

**TO LET/  
FOR SALE**  
SELF-CONTAINED  
OFFICE BUILDING

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

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





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# 3.3

## SPECIFICATION

- Double height 6.4m feature reception area
- 115 car parking spaces
- 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
- Shower facility

## LEASE TERMS

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

## ASKING RENT / PRICE

Upon application.

## RATEABLE VALUE

Upon application.

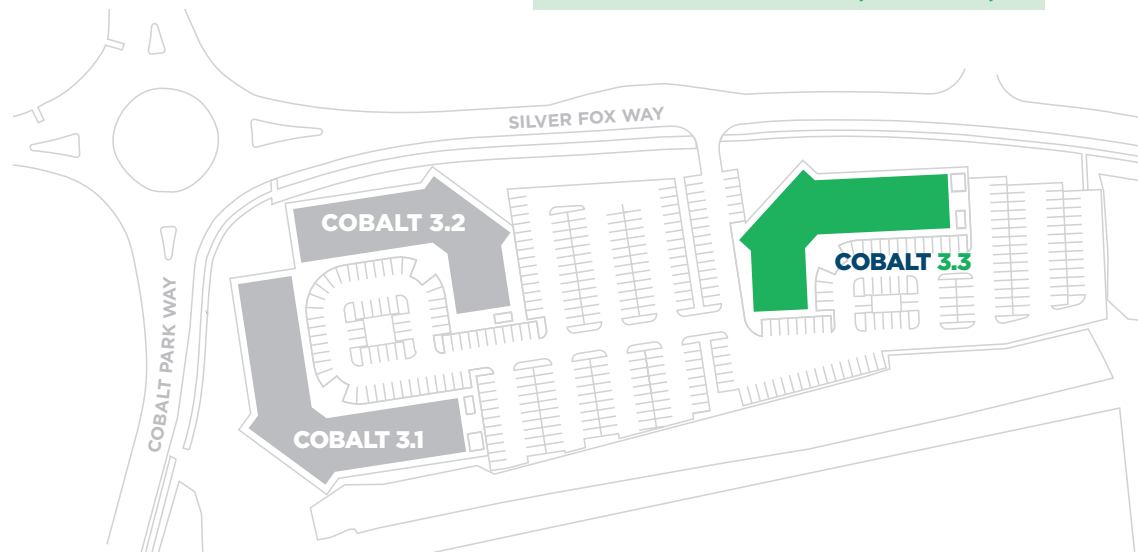
## EPC

D63.



## ACCOMMODATION

| SUITE             | SQ M         | SQ FT         |
|-------------------|--------------|---------------|
| Ground Floor East | 598          | 6,433         |
| Ground Floor West | 324          | 3,492         |
| First Floor East  | 642          | 6,906         |
| First Floor West  | 327          | 3,520         |
| <b>Total Area</b> | <b>1,891</b> | <b>20,351</b> |





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