



COBALT 3

OFFICES TO LET
SUITES AVAILABLE FROM
202 SQ FT - 20,576 SQ FT

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

www.cobalt3.co.uk





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Cobalt 3 is located at the centre of the UK's largest business park which is also well established as a primary location for companies in the North East. Located adjacent to the A19 providing excellent access to the north and south of the region, Cobalt Park is very close to the Silverlink roundabout and the Tyne Tunnel. It also provides direct links onto the A1058 leading to Newcastle City Centre some 10 minutes' drive time to the west.

The park benefits from five entrance and outlet routes offering occupiers flexibility to and from the location.

Newcastle International Airport, the largest airport within the region which serves 18 domestic locations, is only a 15 minute drive from Cobalt.



A wide range of on-site amenities also benefit Cobalt Park including: a Busy Bees children's nursery and the 4 Star DeVere Village Hotel which incorporates health and fitness facilities, Starbucks and a bar and Italian themed restaurant.

Cobalt Central located two minutes' walk from the offices, provides a mix of on-site facilities including: Tesco Express supermarket, Greggs outlet, Quiznos sandwich bar, Spud & Lettuce, Cobalt Travel and Information Centre and the Cobalt Management Suite.

The Cobalt Business Exchange provides a 500 delegate conference facility.

Immediately to the south of Cobalt is the Silverlink Shopping Park where retailers including: Nando's; Bella Italia; Pizza Hut; McDonald's; Frankie & Benny's; Odeon; Marks & Spencer; Next; Boots; Halfords; Sports Direct; Curry's; New Look; JD Sports; Storey Carpets and Wren Kitchens are based, as well as a number of other high street outlets.

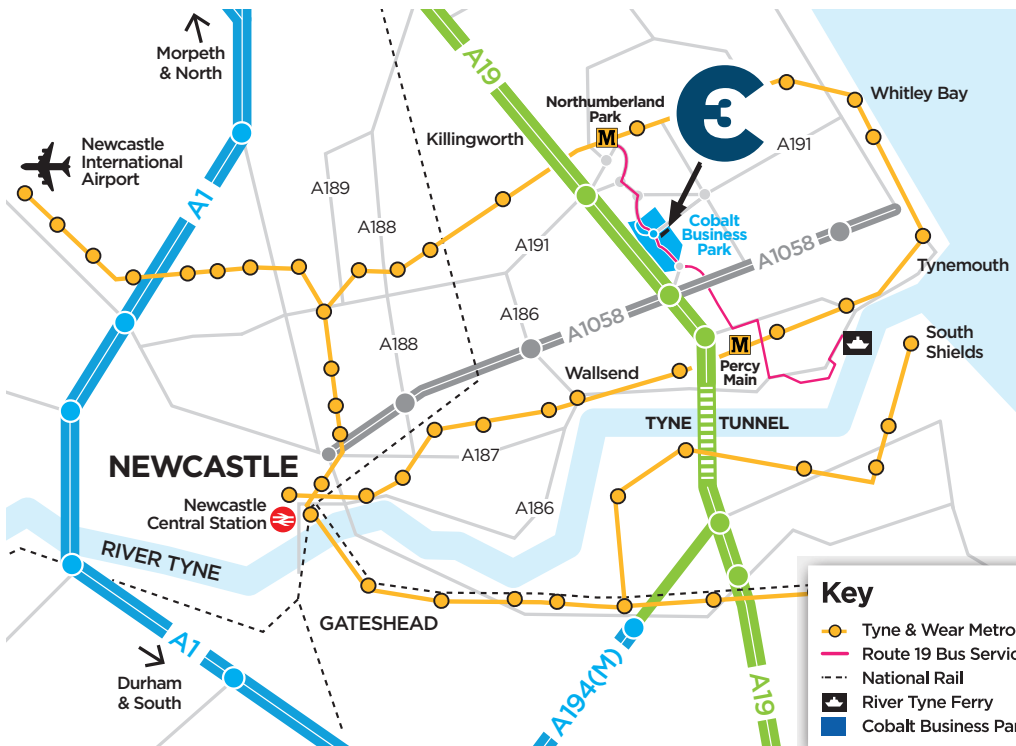


There are excellent public transport services to the park which provide nearly 1,000 buses a day including direct services to Newcastle city centre and the wider conurbations plus connections to the Northumberland Park and Percy Main Metro Stations. Buses connect from 6am to midnight with express services from Newcastle City Centre offering Cobalt approximately a 15 minutes travel time service.

Connections throughout Cobalt are free on any bus service within the Cobalt FreeZone.

The nearest Metro station, Northumberland Park is a three minute ride on the No 19 shuttle service.





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