



COBALT 3.1

OFFICES TO LET
SUITES AVAILABLE
FROM **202 SQ FT** ON
FLEXIBLE LEASE TERMS

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

www.cobalt3.co.uk





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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

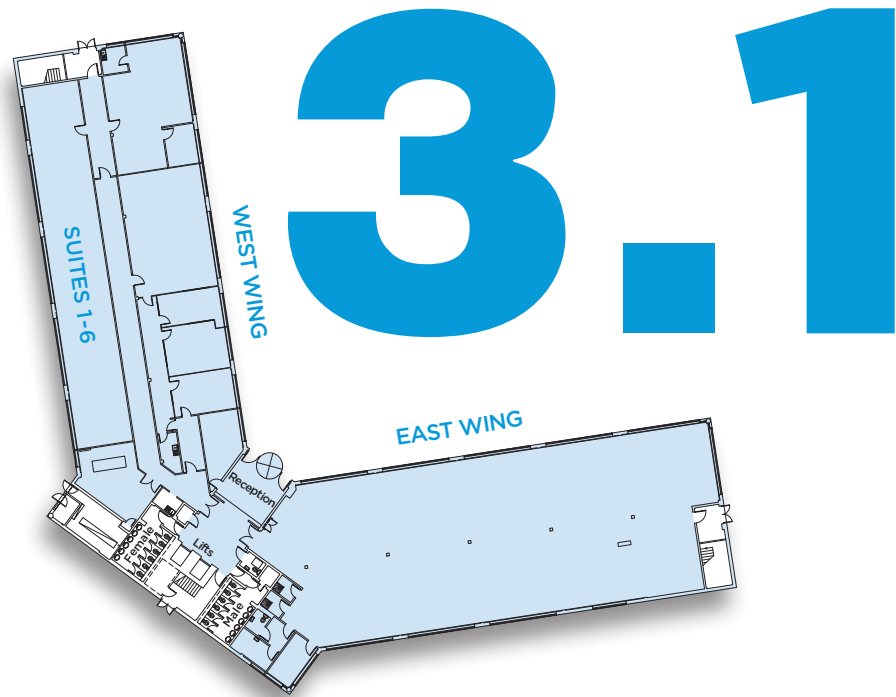
Upon application.

EPC

D100.

OCCUPIERS

TT Law
Union Property
GRA Legal Training
RMS Risk Management Ltd



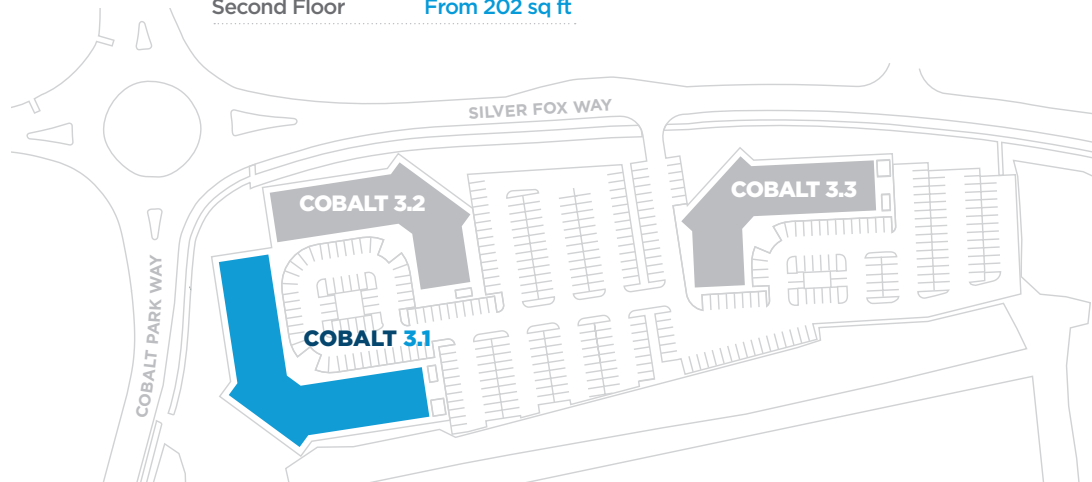
ACCOMMODATION

West Wing

SUITE	SQ M	SQ FT
Ground Suite 1	18.7	202
Ground Suite 2	18.8	203
Ground Suite 3	18.8	203
Ground Suite 4	18.7	202
Ground Suite 5	38	410
Ground Suite 6	27.7	298
Ground Suite 7	103.3	1,112
Second Floor	From 202 sq ft	

East Wing

SUITE	SQ M	SQ FT
Ground Floor East	602	6,480
Second Floor East	627	6,750





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