



**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](http://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

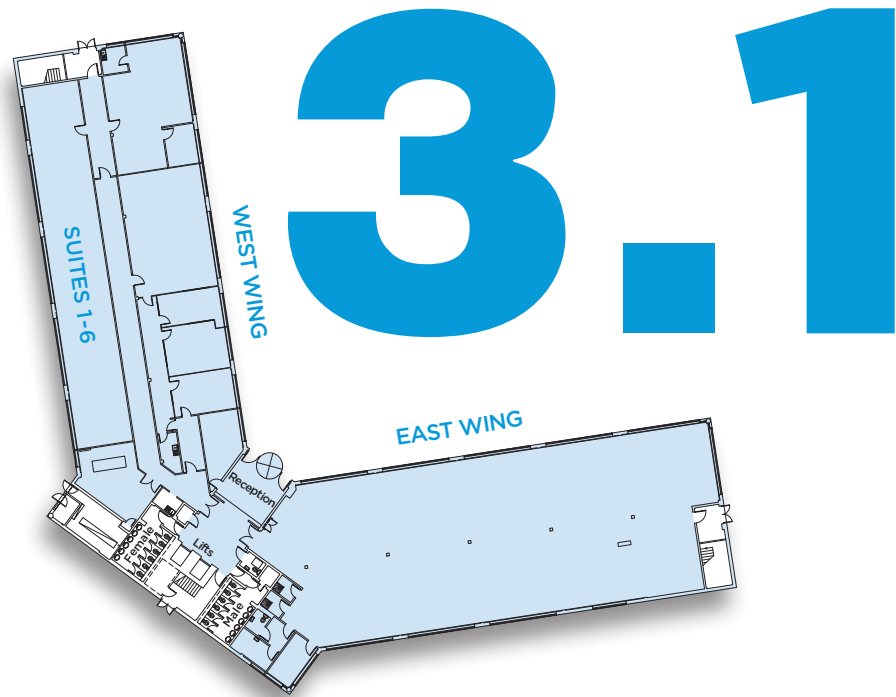
Upon application.

## EPC

D100.

## OCCUPIERS

TT Law  
Union Property  
GRA Legal Training  
RMS Risk Management Ltd



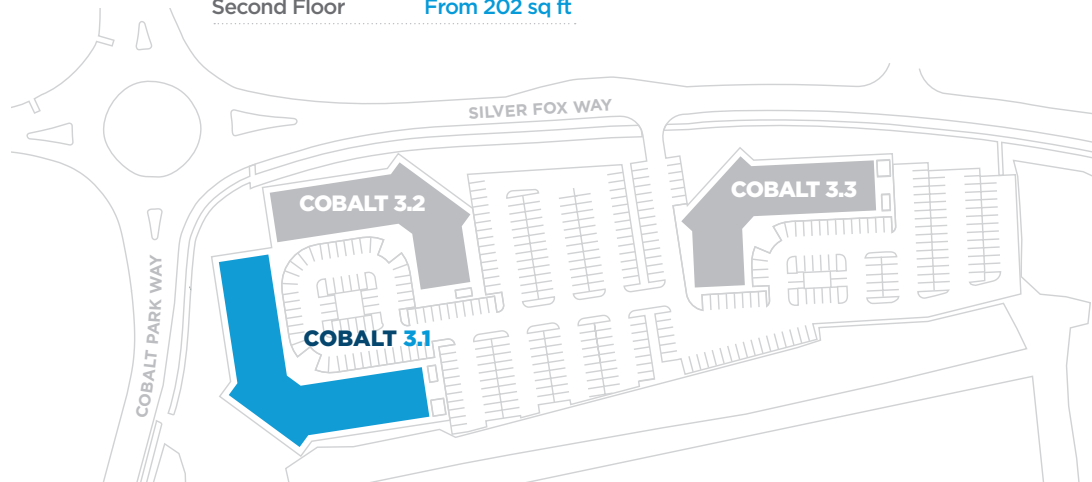
## ACCOMMODATION

### 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





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