



**COBALT 3.2**

**TO LET**

OFFICES AVAILABLE  
FROM **3,194 SQ FT**  
TO **20,576 SQ FT**

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

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





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# 3.2

## SPECIFICATION

- Double height 6.4m feature reception area
- Car parking ratio 1:287
- 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

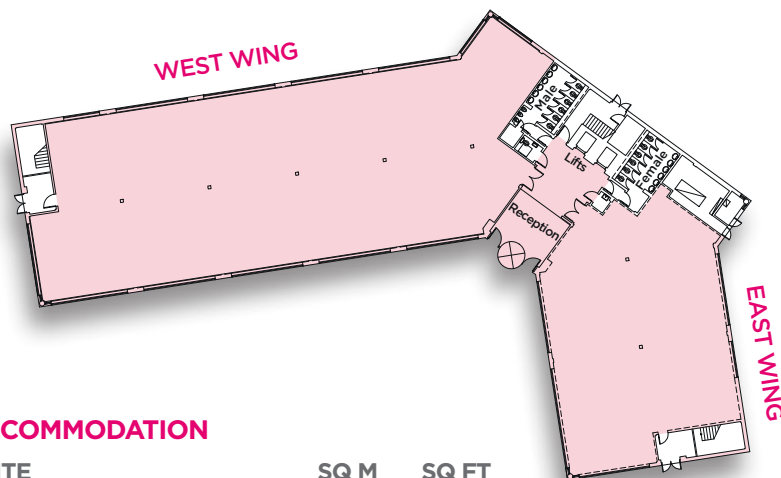
Upon application.

## EPC

D100.

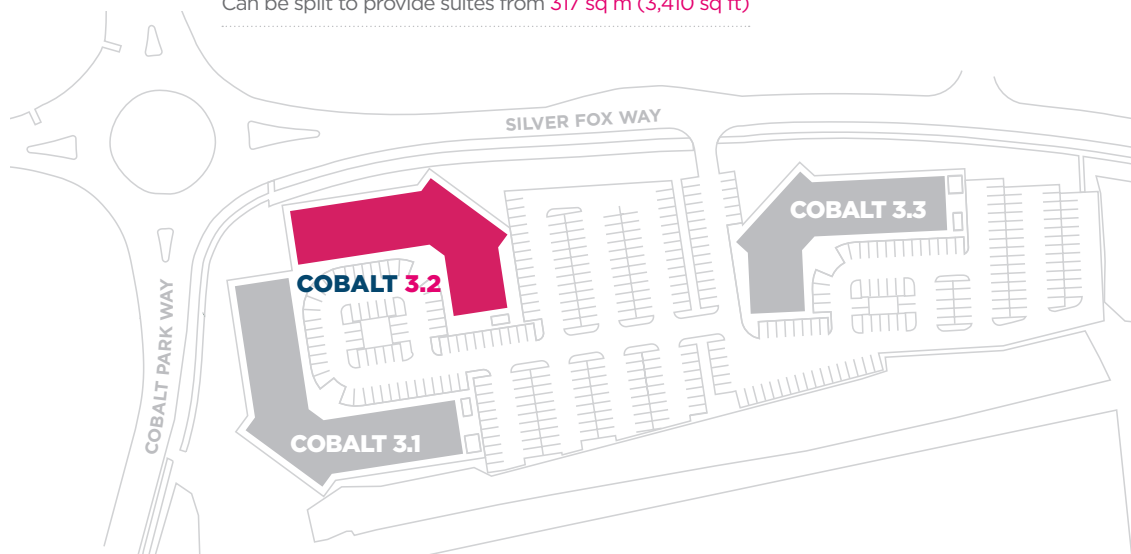
## OCCUPIERS

Perfect Image Ltd



## ACCOMMODATION

SUITE	SQ M	SQ FT
Ground Floor West	628.8	6,769
Ground Floor East	296.7	3,194
First Floor	985.9	10,613
Can be split to provide suites from 317 sq m (3,410 sq ft)		





## COBALT 3.2

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YOUNG**

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