

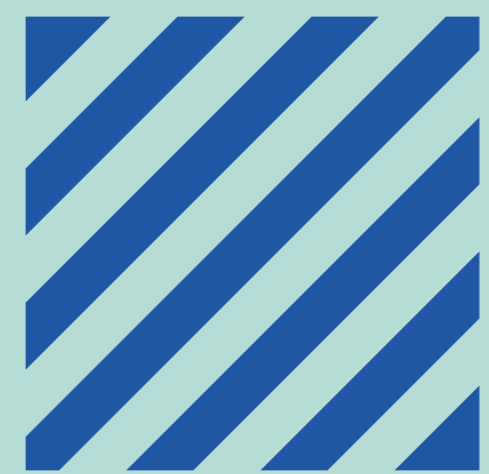
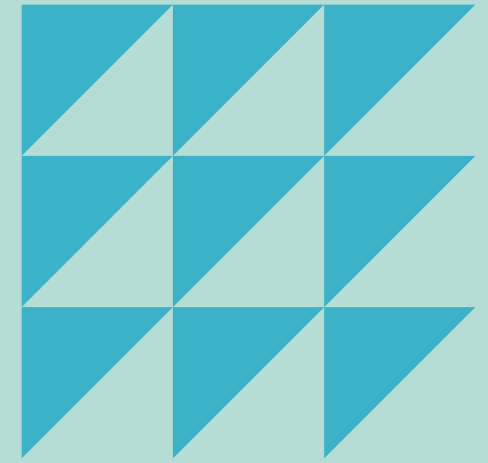
AVAILABLE TO LET

Cobalt Park Way, Cobalt Business Park,
Newcastle upon Tyne, NE28 9EJ





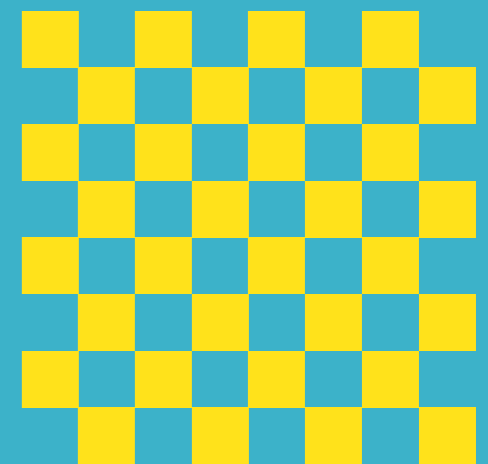
Introducing Zeta,
12,365 – 125,874 sq ft
of flexible office space
at Cobalt Park, the UK's
premier business park.

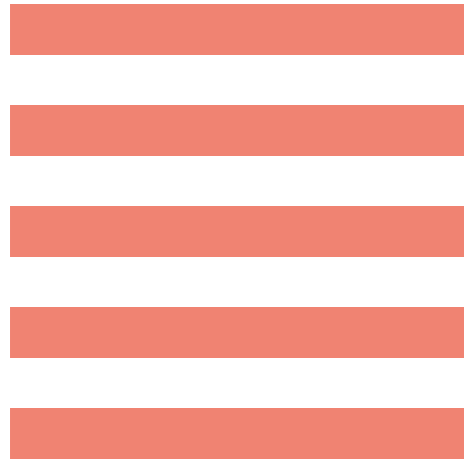




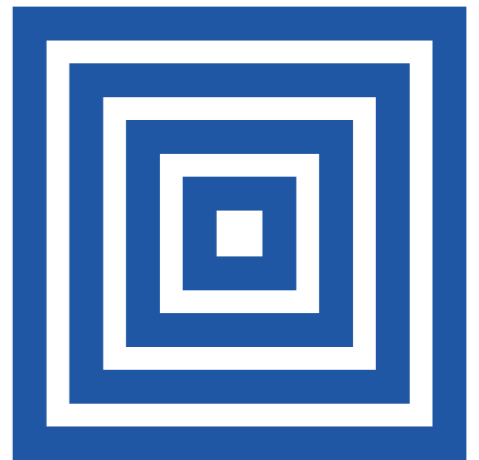
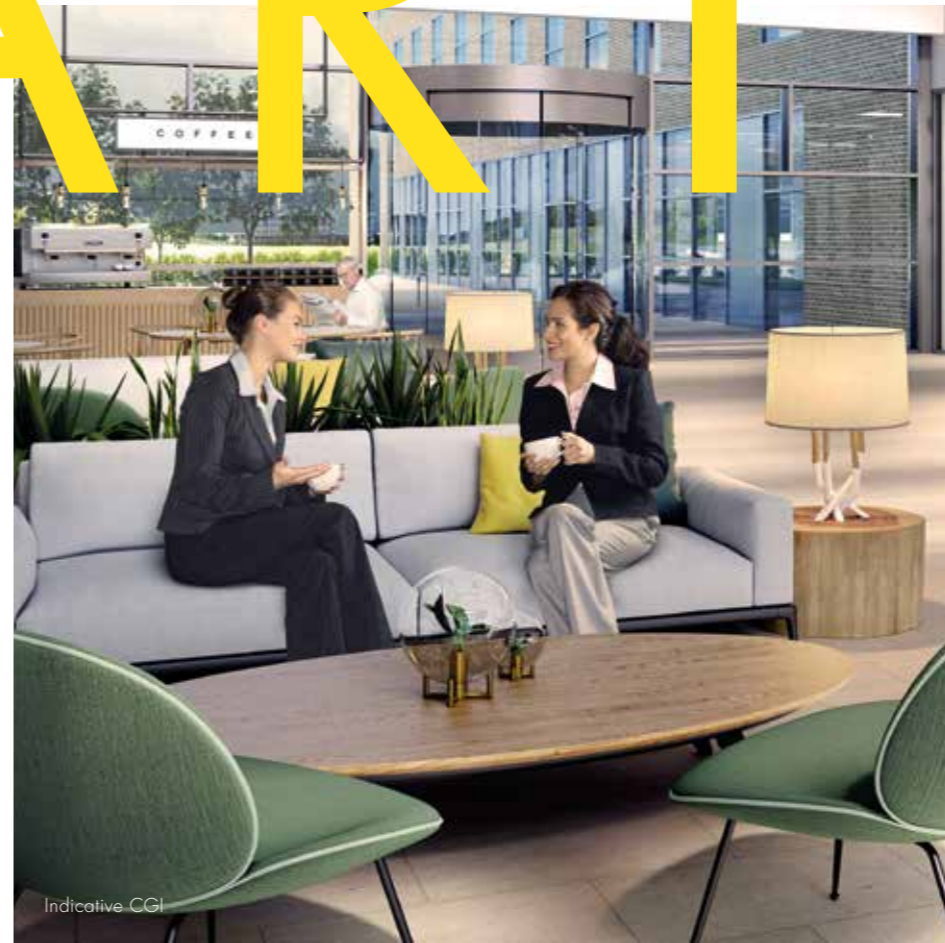
THIS IS YOUR GAME CHANGING MOMENT

With flexibility to provide efficient, high quality accommodation and an unrivalled range of amenities on the UK's premier business park, this is an opportunity that will shift perceptions, turn heads and transform your tomorrow.





START



Indicative CGI

A THRIVING COMMUNITY FOR GOOD REASON



Cobalt Park is the UK's
premier business park



With 90% occupancy levels,
surround yourself with our
world class occupiers



An unrivalled range of amenities
resulting in high staff retention



An onsite dedicated management,
travel and events team





STAY FOR A WHILE...

9 occupiers have grown
and taken further office
space on Cobalt Park –
its easy to see why...



The best value office space in the UK



Lowest labour costs in England



Access to the largest and most
diverse labour pool of any business
park in the North East



Home to one of the largest data
centres in the UK, providing over 80
MVA, dark fibre connectivity speeds
and multiple service providers

THE A TO ZETA OF COBALT PARK

OCCUPIERS

1. accenture
2. AESICA
A Consort Medical Company
3. Balfour Beatty
3. Barnardo's
4. CBX
Cobalt Business Exchange CENTRAL
5. Cobalt 3.1 Business Centre
6. Department for Work & Pensions
3. DNV GL
7. DXC technology
8. E E
9. IBM
10. Leeds Building Society
11. MORRISON Data Services
12. Newcastle Building Society
13. North Tyneside Council
14. Northumbria Healthcare NHS Trust
Plus Conference Centre
15. P&G
2. Perfect Image/IT Solutions
16. Santander
17. SIEMENS
18. utilitywise UW

AMENITIES

19. BUSY BEES
CHILDREN'S DAY NURSERY
20. COBALT HOSPITAL
21. CBX
Cobalt Business Exchange & Conference Centre
22. VILLAGE HOTEL CLUB
Hotel, Restaurant, Pub, Gym, Swimming Pool and Starbucks.

23. Cobalt Central

CHISHOLM Bookmakers

GREGGS
The home of fresh baking™

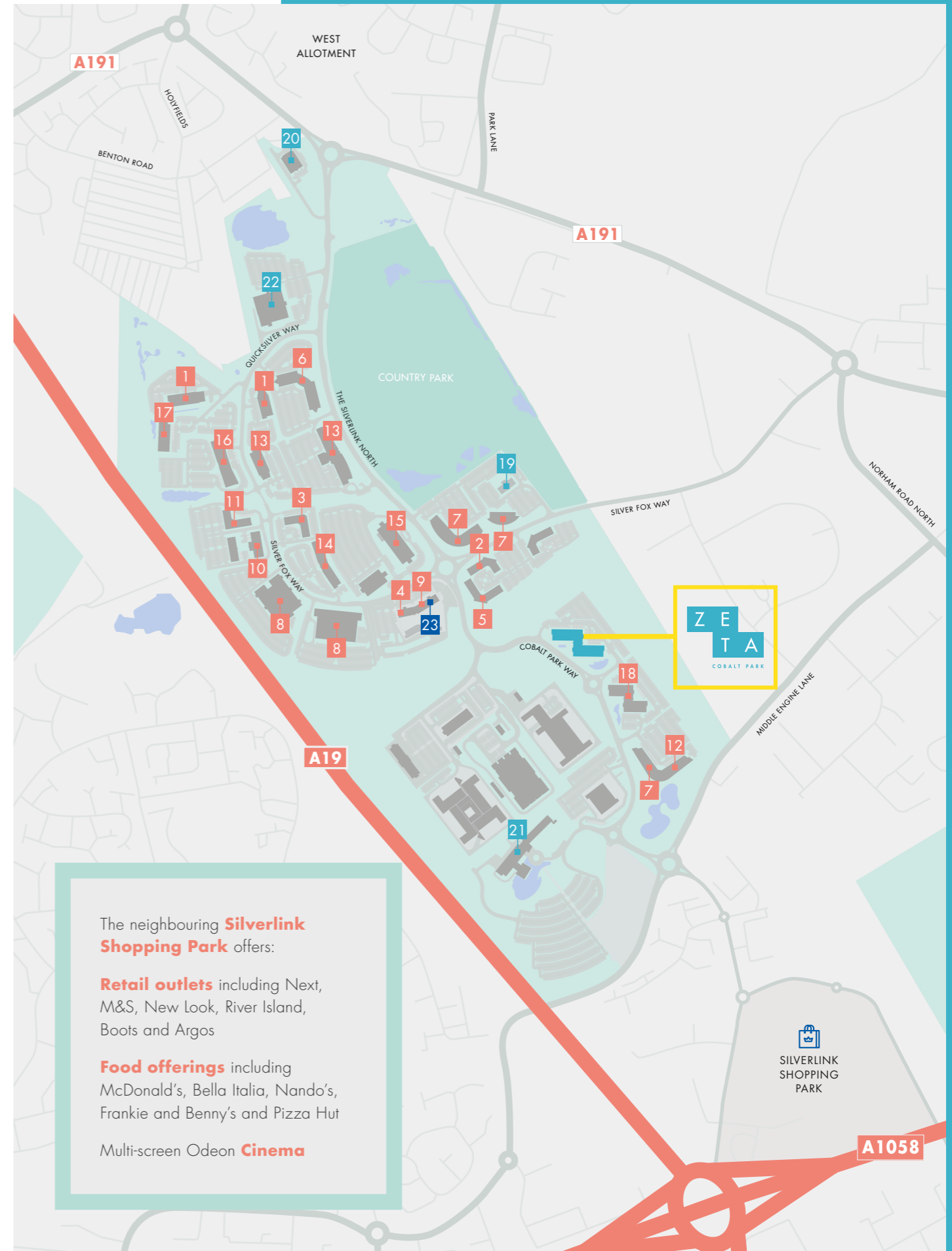
more
Information and Management Centre

SECURITY Cobalt

Quiznos
A CUT ABOVE

SPUD & LETTUCE
HEALTHY FAST FOOD

TESCO express



The neighbouring **Silverlink Shopping Park** offers:

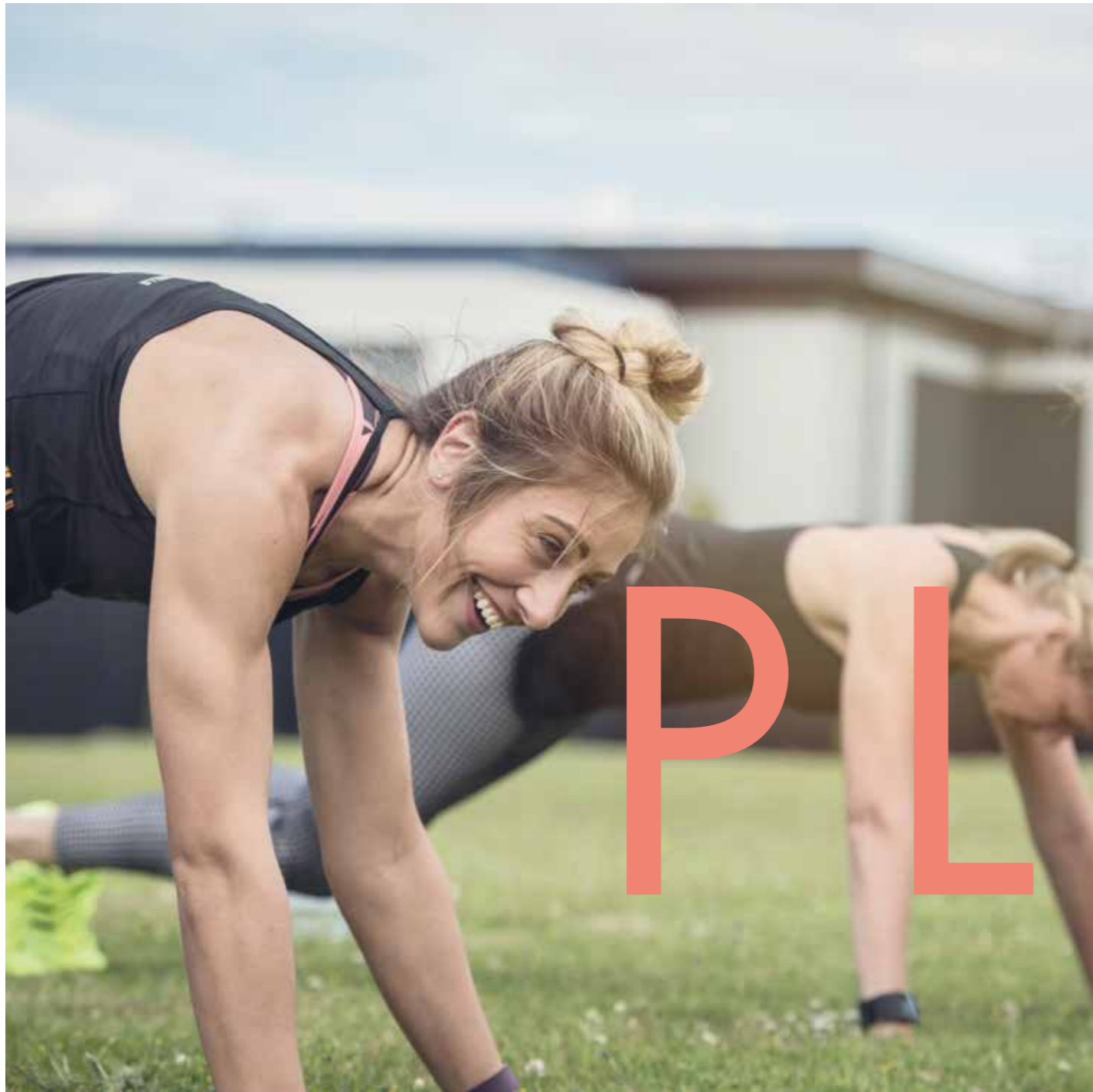
Retail outlets including Next, M&S, New Look, River Island, Boots and Argos

Food offerings including McDonald's, Bella Italia, Nando's, Frankie and Benny's and Pizza Hut

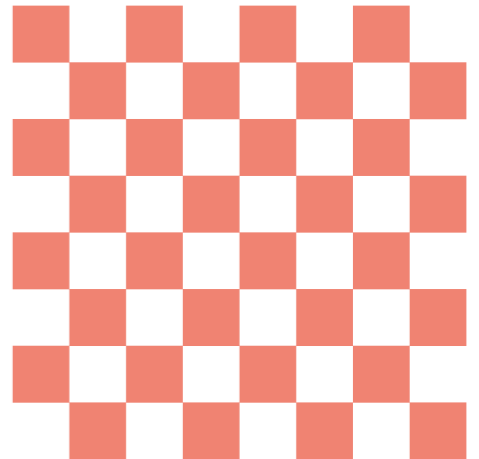
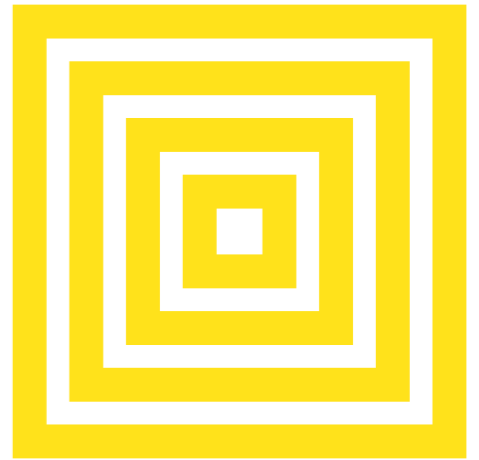
Multi-screen Odeon **Cinema**



SILVERLINK SHOPPING PARK



PLAY



**WORK HARD.
PLAY HARD.**

Everything you and your staff could need is close at hand with Cobalt Park benefiting from a range of onsite facilities which include restaurants, cafés, supermarket, gym, swimming pool and a day nursery.



REWARDS YOU DON'T NEED TO EARN

WITH THE DEDICATED ONSITE MORE COBALT TEAM, YOU AND YOUR STAFF WILL BE WELL LOOKED AFTER AT COBALT PARK.

More Cobalt offers a wide range of services to all occupiers, through their onsite team, More Cobalt card and free app.

Whether it's providing advice on the best way to get to work, organising regular sports and entertainment around the park or engaging with travel operators and local businesses to get great discounts, the More Cobalt team are always on hand to help you get the most out of Cobalt Park.

EAT

Buca di Beppo and The Public House offer great places for after work dinner and drinks, a short walk from Zeta.

Quick lunches away from the desk are available at Spud and Lettuce, Greggs and Quiznos.

Tesco Express at Cobalt Central provides the opportunity to pick up lunch or household essentials on the way home.

Popular weekly "Tasty Thursday" events held at Cobalt Central offer a diverse range of street food.

WELLBEING

The Village Gym offers state of the art equipment, swimming pool and over 100 group classes a week.

Cobalt Fitness offers discounted weekly bootcamps and personal training to employees at Cobalt Park.

Join football and netball matches as well as regular running clubs, all organised by the More Cobalt Team.

An annual calendar packed with one-off sports events, courses and social events.

TRAVEL

Free bus travel around the park with a More Cobalt card and enjoy free Wi-Fi on board and real-time information updates.

Comprehensive Car Share Scheme linking to 14,000 people at Cobalt, saving you money, but also helping the environment.

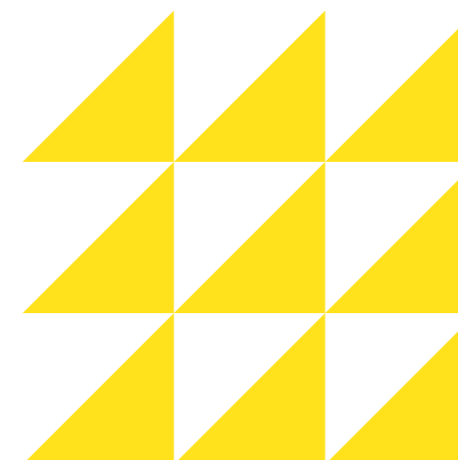
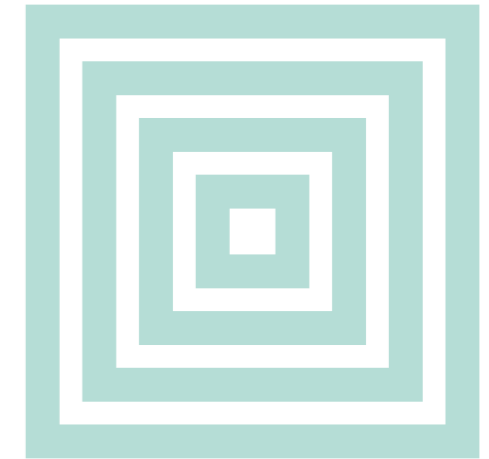
Free bike loans, bike fit, maintenance and advice offered at regular cycle workshops.

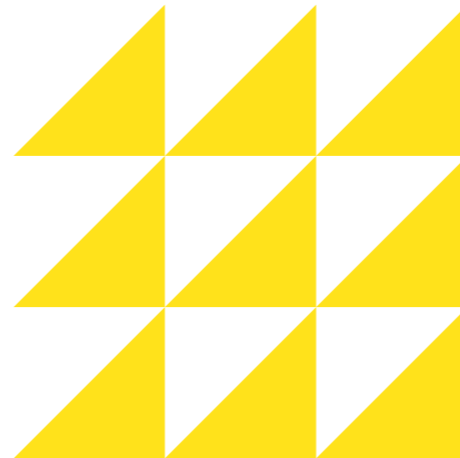
Designated walking routes around the park through its acres of green space.

Free interactive personal commute-to-work guide.

For more information on benefits, staff discounts and Cobalt Park events visit:

www.morecobalt.co.uk





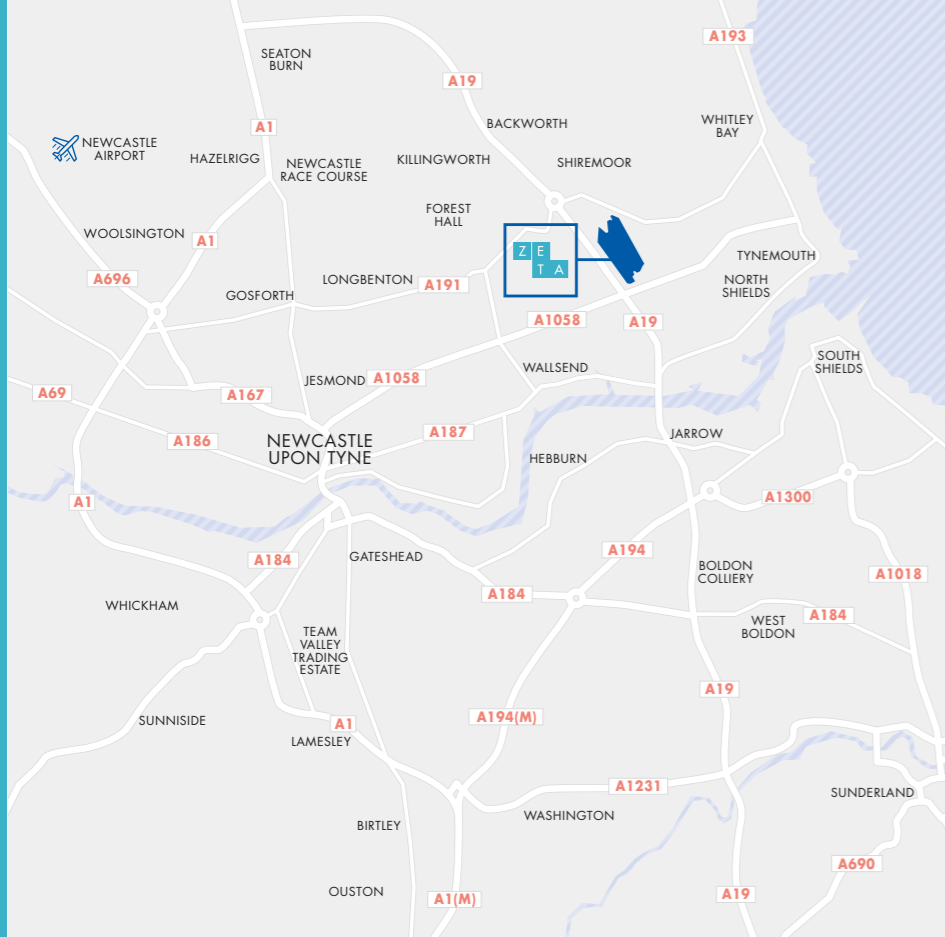
PAUSE

FRESH AIR.
FRESH THINKING.

Cobalt Park combines the peace of country living with all the conveniences of a modern business hub, with a 39 acre biodiversity park, home to an abundance of wildlife and stunning natural scenery.

CHECK YOUR CONNECTIONS

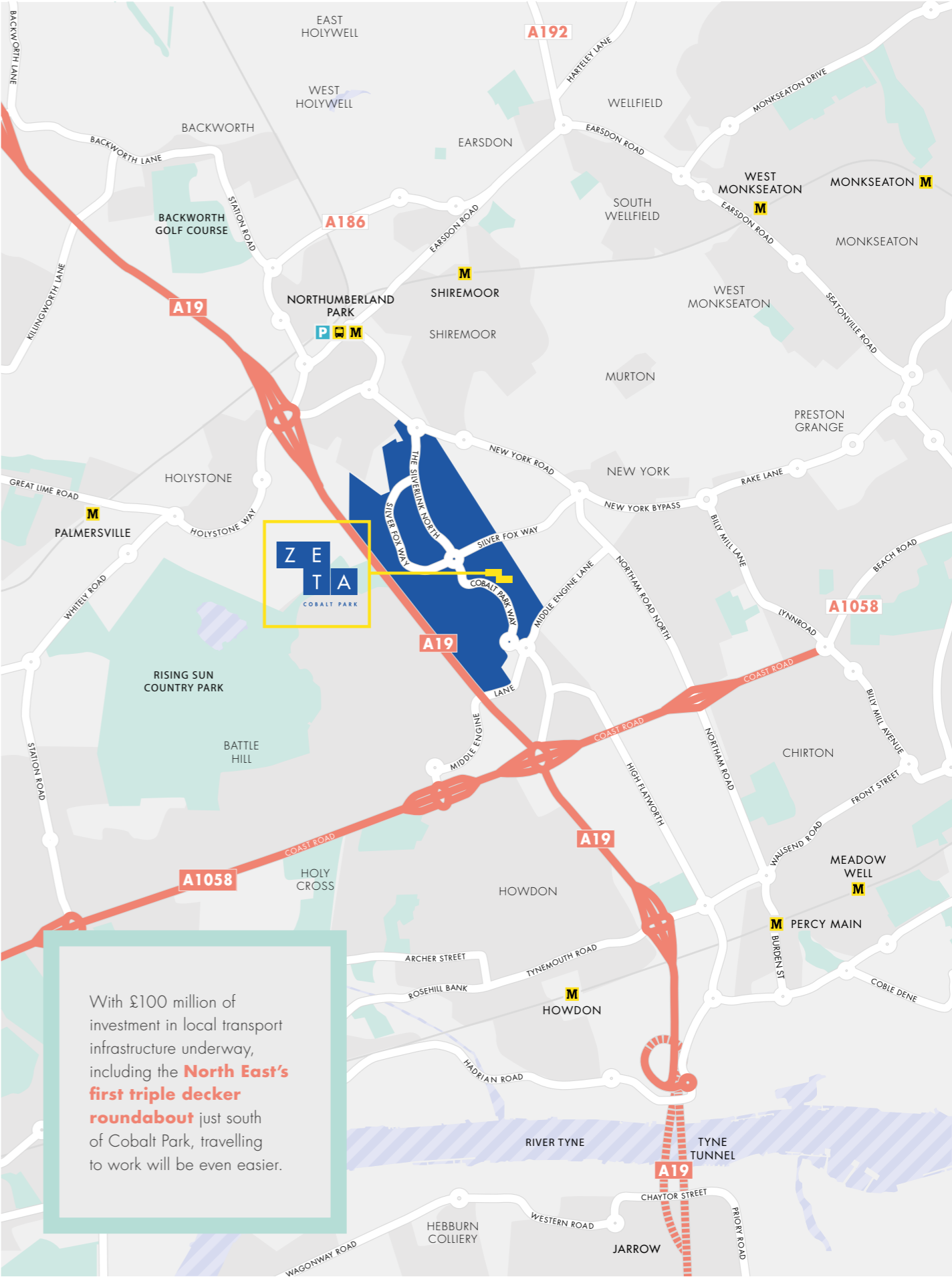
This is going to move fast



CAR

LOCATION	TIME (MINUTES)
A19	4
NEWCASTLE CITY CENTRE	13
A1	12
GATESHEAD	15
NEWCASTLE AIRPORT	20
SUNDERLAND	26

Source: AA route planner



With £100 million of investment in local transport infrastructure underway, including the **North East's first triple-decker roundabout** just south of Cobalt Park, travelling to work will be even easier.

GETTING TO WORK SHOULDN'T BE HARD WORK

Just some of the easy connections to Cobalt Park:

BUS

FROM/TO NEWCASTLE CITY CENTRE	TIME (MINUTES)
X6	17
X39	18
22X	19

The area is also served by over 400 buses, providing fast and easy access to nearby Metro stations and residential locations.

In addition, Cobalt Park offers "FreeZone" – hop on any bus free of charge using your More Cobalt card around the park.

16 Bus routes serving Newcastle and surrounding residential areas – with buses leaving the city centre every 7/8 minutes.

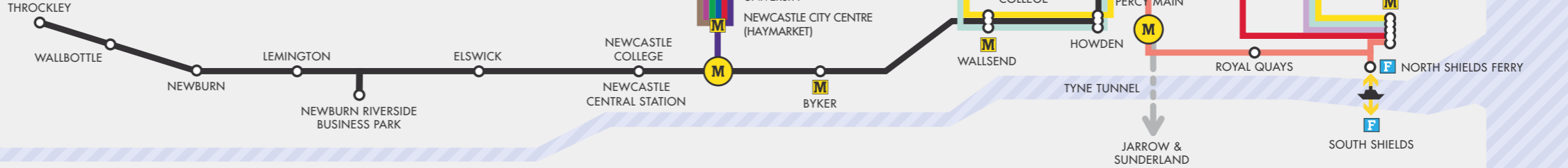
METRO

LOCATION	TIME (MINUTES)
HAYMARKET	18
CENTRAL STATION	21
GATESHEAD	24
NORTH SHIELDS	27
SOUTH SHIELDS	48

Cobalt's no.19 shuttle offers a frequent service to the local Metro stations.

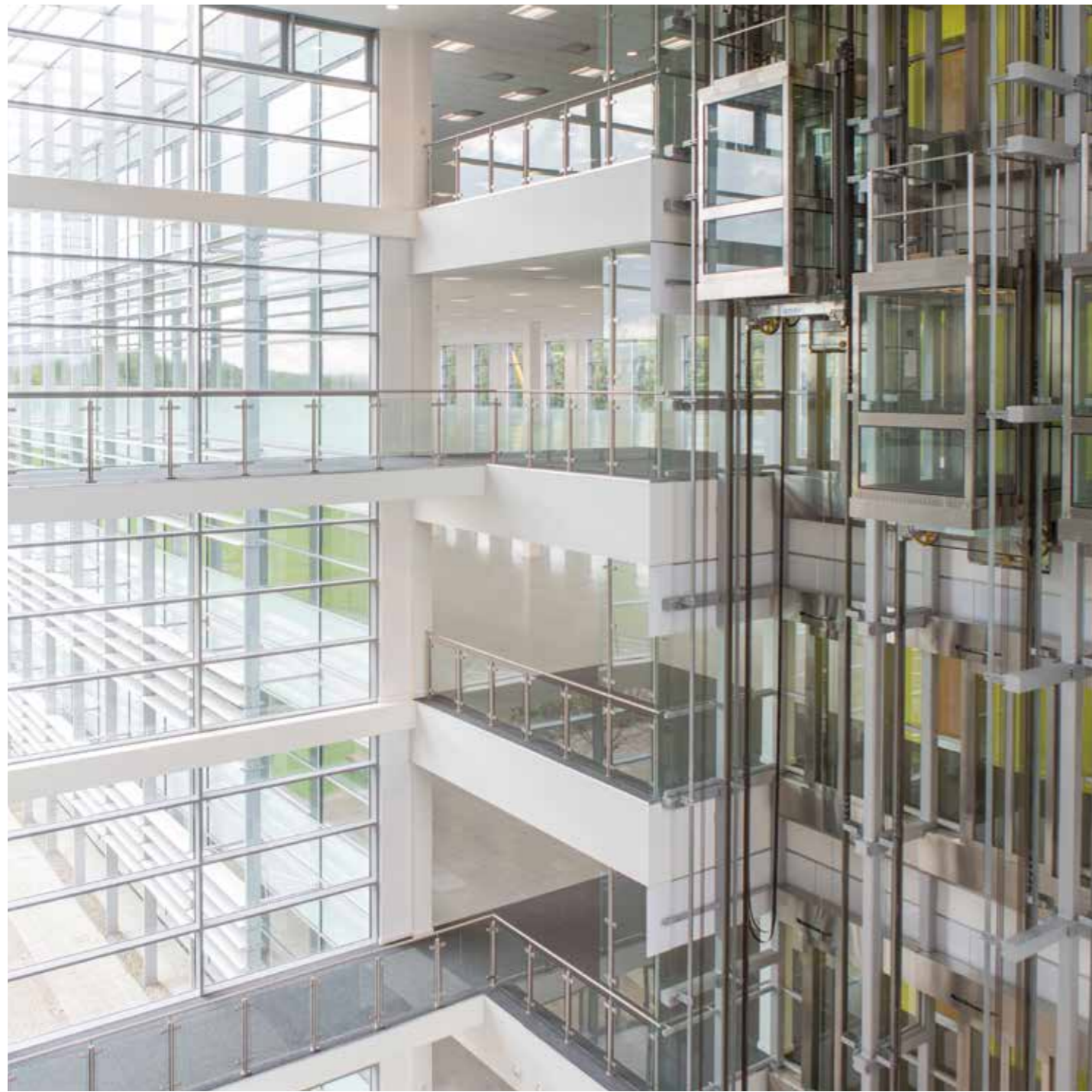
- 9 (Go North East)
- X6 (Arriva) Express*
- 19 (Go North East) Metro Connection
- 22/22X (Stagecoach)
- 51 (Arriva)▲
- 53/53A (Arriva)▲(Peak Times Only Into Cobalt)
- 54 (Arriva)▲
- 42 (Go North East)
- 42A (Go North East)
- X39 (Go North East) Express*
- 309 (Go North East)*
- 310 (Go North East)
- 335 (Nexus Operators May Change)

* Express services from Newcastle to Zeta approx 15 mins (peak times only)
 ▲ Connect to Zeta Using FreeZone. A bus out of central Newcastle every 7/8 mins



- Main Metro Interchange
- Metro Station
- Ferry
- Airport

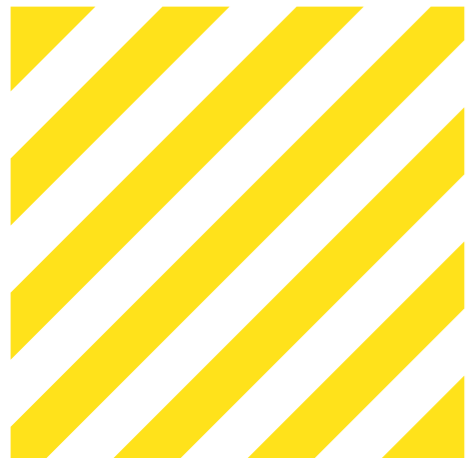




Indicative CGI: Creative Layout



Indicative CGI: Corporate Layout





Flexible floors that can be configured to meet your business requirements.

A WING? A FLOOR? THE WHOLE BUILDING? ALL YOURS FOR THE TAKING

	WING A		WING B		COMBINED	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
FOURTH FLOOR	12,425	1,154	12,365	1,149	24,790	2,303
THIRD FLOOR	12,425	1,154	12,365	1,149	24,790	2,303
SECOND FLOOR	12,425	1,154	12,365	1,149	24,790	2,303
FIRST FLOOR	12,425	1,154	12,365	1,149	24,790	2,303
GROUND FLOOR	12,425	1,154	12,365	1,149	24,790	2,303
RECEPTION	-	-	-	-	1,924	178
TOTAL	62,125	5,770	61,825	5,745	125,874	11,693

496 Car parking spaces (parking ratio 1:253 sq ft)

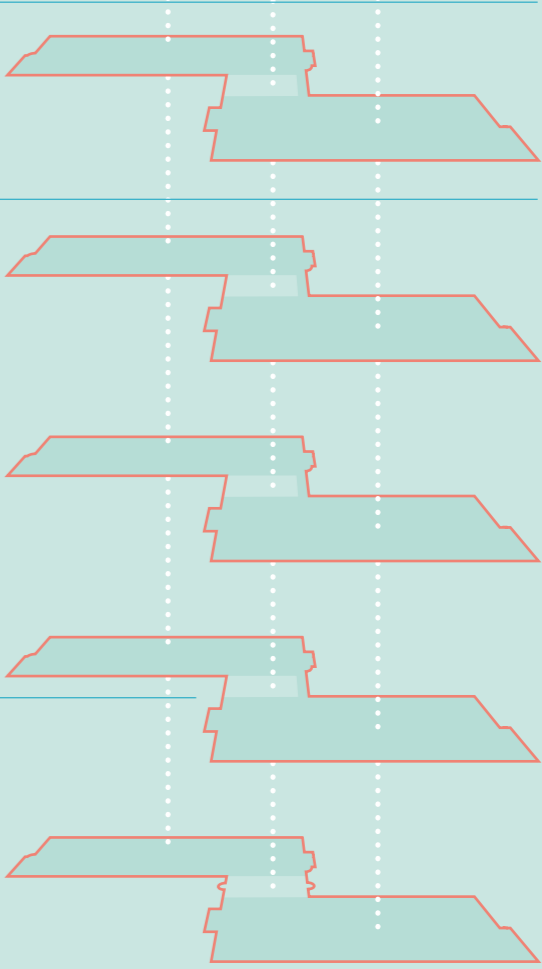
EXAMPLE FLOOR CONFIGURATION

RECEPTION/ATRIUM WING A WING B

FOURTH FLOOR
24,790 SQ FT

FIRST FLOOR (WING A) +
SECOND FLOOR +
THIRD FLOOR
62,005 SQ FT

GROUND FLOOR +
FIRST FLOOR (WING B)
37,155 SQ FT

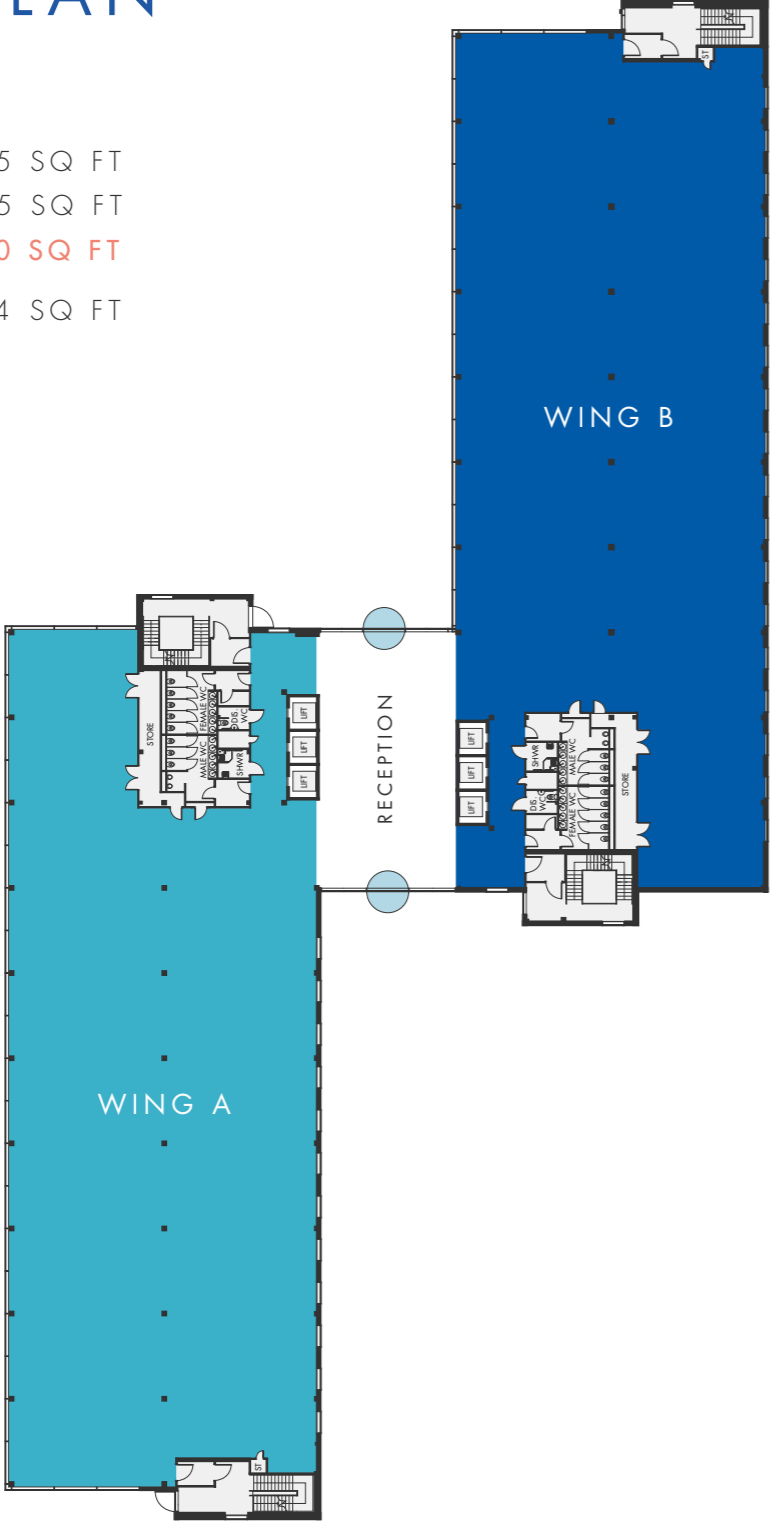


Large open plan floor plates with 3m floor to ceiling heights and full glazing, provide flexible and efficient work space over the five floors.

The ground floor has a large open reception area at the base of the atrium which has the potential for a café and business lounge.

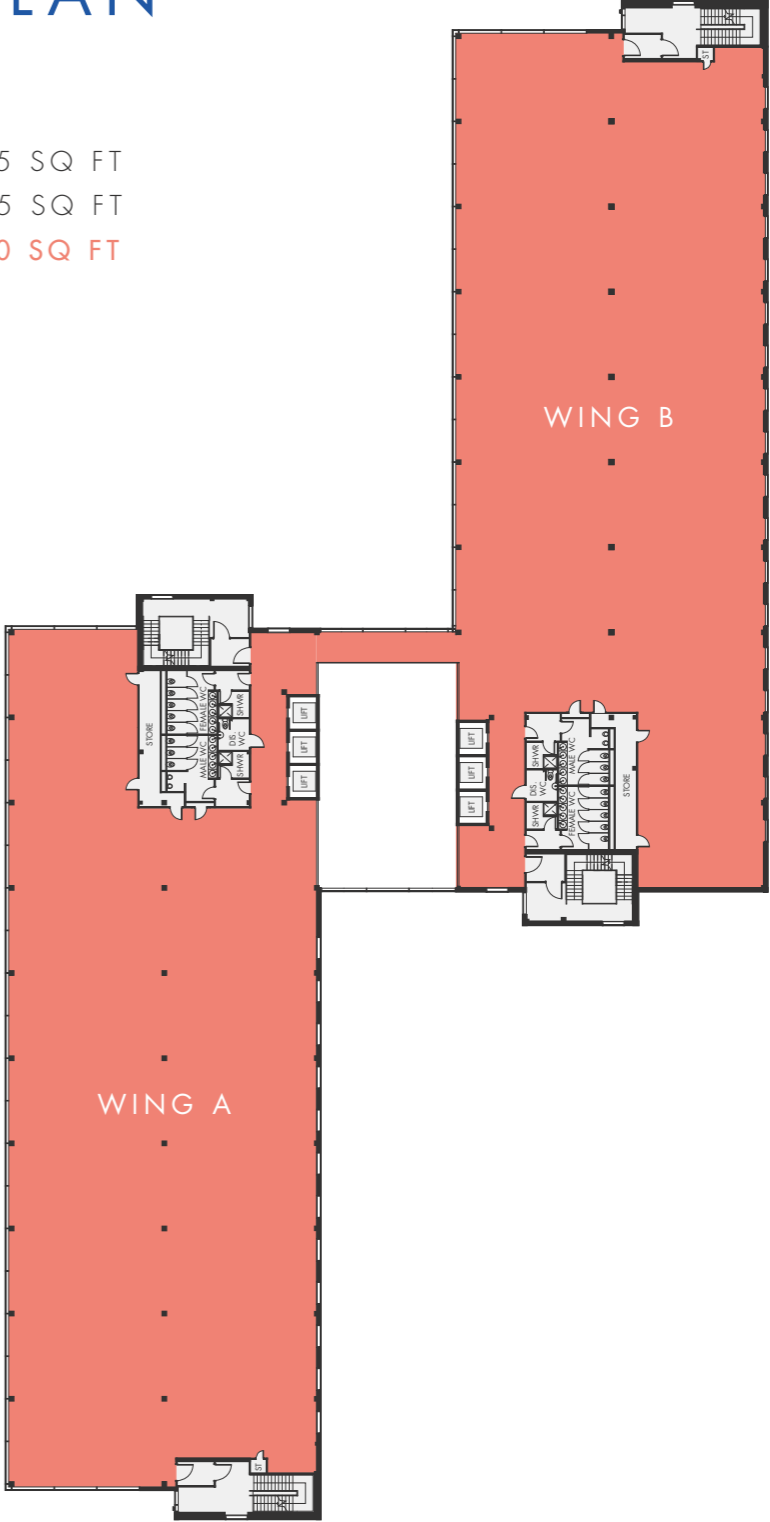
GROUND FLOOR PLAN

WING A 12,425 SQ FT
WING B 12,365 SQ FT
COMBINED 24,790 SQ FT
RECEPTION 1,924 SQ FT



TYPICAL FLOOR PLAN

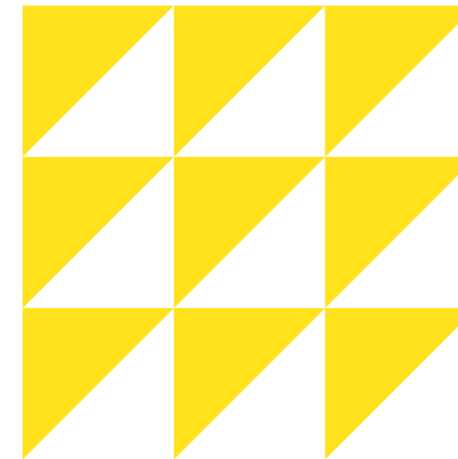
WING A 12,425 SQ FT
WING B 12,365 SQ FT
COMBINED 24,790 SQ FT



A FLAWLESS FINISH

A dramatic, full height entrance introduces you to the outstanding level of specification at Zeta.

- 5 storeys
- 125,874 sq ft (NIA)
- 496 car parking spaces
- Full height reception and atrium
- Feature glazed 13 person scenic lifts
- VRF Air-conditioning
- 3m clear floor to ceiling height
- Suspended ceiling with LG7 lighting incorporating T5 lamp technology
T5 fluorescent lamps in combination with super-reflective aluminium could increase the efficacy of luminaires for fluorescent lamps by more than 30%.
- Solar heating
- Rainwater recycling
Rainwater is collected and housed in storage tanks and used for WC and urinal flushing.
- Reduced energy consumption by solar shading
Solar shading systems control solar heat gain, which can significantly reduce a building's energy costs by limiting or even eliminating the need for air conditioning. In addition, the use of optimum daylight cuts the costs associated with artificial lighting and creates a better working environment.
- B Rated Energy Performance Certificate
The office is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO2) emissions.
- BREEM "very good"





For more information please contact our joint agents:



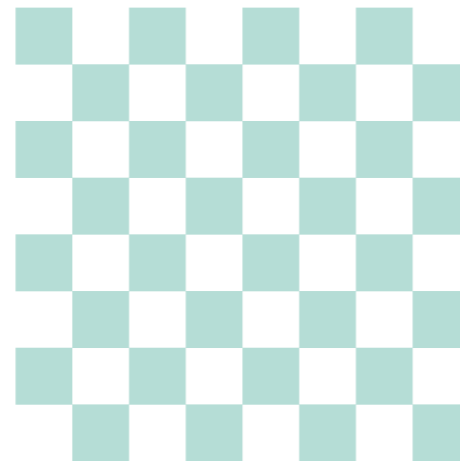
Sim Khatkar
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† 0191 227 5737



Cobalt Park Way, Cobalt Business Park,
Newcastle upon Tyne, NE28 9EJ



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