

## Fabriam Centre @ Cobalt Business Park / Silverlink



Fabriam Centre • Cobalt Business Exchange • Cobalt Park Way • Silverlink • Newcastle upon Tyne • NE28 9NZ

The Fabriam Centre was designed to provide prestigious serviced office space for small and medium sized companies at affordable rates.

With the latest IT and telecommunications infrastructure, the Fabriam Centre offers high speed internet access and wireless broadband.

Our office premises are suitable for micro businesses and SMEs – our individual office units range from 18.5m<sup>2</sup> to 94m<sup>2</sup>. Flexible office systems also allow companies to grow or shrink, dependent on their business requirements.

The Fabriam Centre offers tenants access to meeting and training rooms for up to 12 people. Additional conference and meeting facilities can be hired from the Cobalt Business Exchange (same building) and nearby hotels.

Part of the Cobalt Business Exchange, the Fabriam Centre is located in the Cobalt Business Park (the UK's largest office park), next to the Silverlink Retail Park. Right next to the A19, it is 3 miles from to the Tyne Tunnel and Port of Tyne. By car, it takes approximately 20 minutes to get to either Newcastle city centre or Newcastle International Airport.

Free car parking facilities and an extensive public transport network allow easy access to the business centre.

### Features:

- High quality office facilities with natural daylight
- Modern IT and telecom infrastructure
- Meeting and training rooms, with AV facilities
- High speed internet access, including wireless broadband
- Affordable monthly fees for SMEs
- On-site security with 24/7 access
- Free car parking
- Easy public transport access
- Landscaped grounds
- Impressive reception area
- Flexible lease – flexible room sizes
- Kitchen facilities
- Sandwich service

**Services included in rent:**

- Rent and service charge
- Utilities (heating, electricity, water)
- Office furniture (smaller units)
- Daily cleaning
- Networking & information events
- Use of franking machine, photocopier, binding machine
- Mineral water

**Additional costs:**

- Business rates
- Telephone/fax line
- Usage of telephone, fax, postage, photocopier
- Broadband usage – various packages available for light and heavy users
- Coffee and catering
- Separate meeting/conference facilities at Cobalt Business Exchange

**Other benefits:**

- Member of the Fabriam Network (tenants profiles on website, regular networking events with other tenants, information events for tenants and wider business network)
- Part of the UK's largest office park (other occupiers include Procter & Gamble, Orange, GE Money, Newcastle Building Society, North Tyneside Council, EDS Europe)
- Opportunity to join the Cobalt Community (which offers for example special discounts)
- Hotels/fitness & health in walking distance (Village Hotel, TravelLodge)
- Several pubs/restaurants nearby (Frankie & Benny's, Pizza Hut, Shiremoor House Farm)
- Silverlink Retail Park (Marks & Spencer, Boots, Borders, Next, UCI Cinema etc)

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