FOLLINGSBY PARK .co.uk

EPC B

7.28 METRES EAVES HEIGHT

DEDICATED PARKING

3 x LOADING DOORS

EASY ACCESS TO A1 (M)



NORTH EAST ENGLAND'S PRIME INDUSTRIAL PARK

GATESHEAD TYNE & WEAR
NE10 8YA

TO LET

INDUSTRIAL/WAREHOUSE UNIT

7,125 ft² (662 m²)

18c



LOCATION

Follingsby Park is a modern industrial estate extending to 110 acres at the centre of the Tyne & Wear conurbation with good access to Newcastle, Gateshead, Sunderland and South Tyneside.

The Park has direct access to a Motorway junction on the A194(M) giving easy access to the A1(M), the A19 and north to the Tyne Tunnel.

DRIVE-TIMES	Distance	Approx. Time
A194(M)	0.8 miles	2 mins
A1(M)	3.4 miles	5 mins
Washington	4.5 miles	9 mins
Tyne Tunnel	4.9 miles	11 mins
Newcastle	5.2 miles	15 mins
South Tyneside / A19	5.2 miles	15 mins
Gateshead	4.5 miles	16 mins
Durham	14.4 miles	19 mins
Sunderland	8.1 miles	20 mins

Drive times approximate. Sourced by Google Maps.



ACCOMMODATION

	FT²	M²	EPC
GF Warehouse	6,311	586	B-47
GF Office	814	76	
Total	**7,125**	**662**	





DESCRIPTION

- Newly refurbished
- Office accommodation
- 7.28m internal eaves height
- 3 level access loading doors
- 12 car parking spaces

LEASE TERMS

Available now.

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in this transaction.

RATEABLE VALUE

£44,000 (April 2023 Rating List)



FOLLINGSBY PARK .co.uk

Viewing: Strictly by prior arrangement with the joint agents.

AVISON YOUNG
0191 261 2361

Danny Cramman
danny.cramman@avisonyoung.com
07796 993 750

Adam Lawson
adam.lawson@avisonyoung.com
07825 113 277

HTA REAL ESTATE
0191 245 1234
www.htare.co.uk

Nick Atkinson
nick@htare.co.uk
07950 319 060

Simon Hill
simon@htare.co.uk
07855 834 467

Asset Managers:



Caroline Large
clarge@wbproperties.com
07493 292 431



Emily Hart
ehart@wbproperties.com
07500 541 827

Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. March 2025.