

AVISON YOUNG

Follingsby Park, Follingsby Close, Gateshead, NE10 8YG

Industrial, Office, Serviced Office To Let | Rent on application | 40,000 to 119,634 sq ft

Warehouse premises comprising 119,634 sq. ft. available for lease. Site extends to 5.48 acres with potential for expansion.

AVISON YOUNG

Follingsby Park, Follingsby Close, Gateshead, NE10 8YG

Summary

- Rent: Rent on application
- Service charge: n/a
- EPC: C (64)
- Lease: New Lease

Further information

- View details on our website

Contact & Viewings

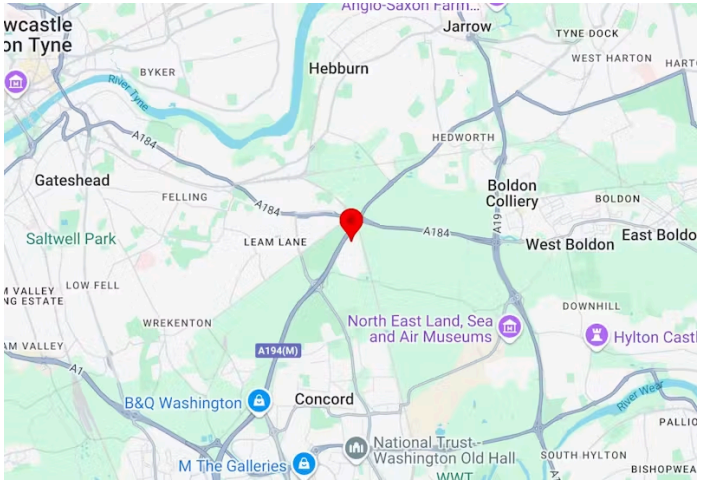


Danny Cramman
0191 269 0068 | 07796 993 750
danny.cramman@avisonyoung.com



Megan Cooper
0191 269 0066 | 07823 552 237
megan.cooper@avisonyoung.com

www.avisonyoung.com





Description

The property comprises a double steel portal frame warehouse (original warehouse) with a single portal frame high bay warehouse (extended warehouse), with integral three-storey offices. The original warehouse has a minimum eaves height of 9.4m, with the extension having a minimum internal eaves height of 14m. The warehouse area benefits from LED lighting throughout. Goods access is via 4 dock level and one level access door to the north east elevation.

The office accommodation is arranged over 3 storeys and benefits from suspended ceilings, perimeter trunking, carpeted floors and air conditioning. There is also a passenger lift giving access to all floors. This area also contains staff amenities including a canteen at ground floor level.

Externally, there is car parking to the front of the unit with a yard area to the side. The site offers potential for expansion with land available either side for an increased yard space or further warehousing.

Location

Follingsby Park is one of the north east regions premier industrial estates. Located adjacent to the A194, it has excellent access to both the A1(M) and A19 giving the estate excellent connectivity to the rest of the region. The estate houses 49 industrial units ranging in size from 5,000 sq ft to 130,000 sq ft with a total floorspace of circa 1.1 million sq ft. The estate is an attractive environment for occupiers, is well landscaped and benefits from 24hr security.

Key Points

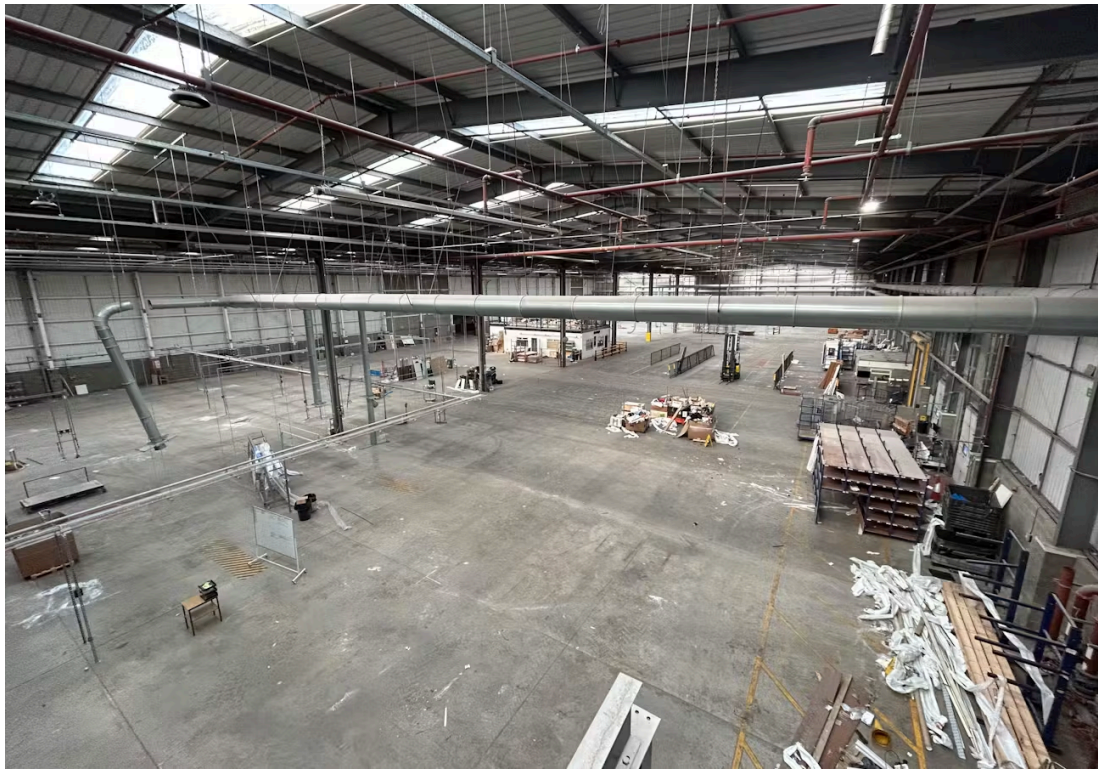
- Option to split the unit and yard to accommodate requirements of 40,000 sq ft +
- High bay warehouse with 14m internal eaves
- Secure yard area and car parking
- 4 dock level loading doors
- 1 sectional loading door
- Kitchen and staff facilities
- 4 EV charging points
- LED lighting
- Expansion potential for increased yard space or further warehousing

SUBJECT TO CONTRACT. Avison Young UK copyright. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Accommodation

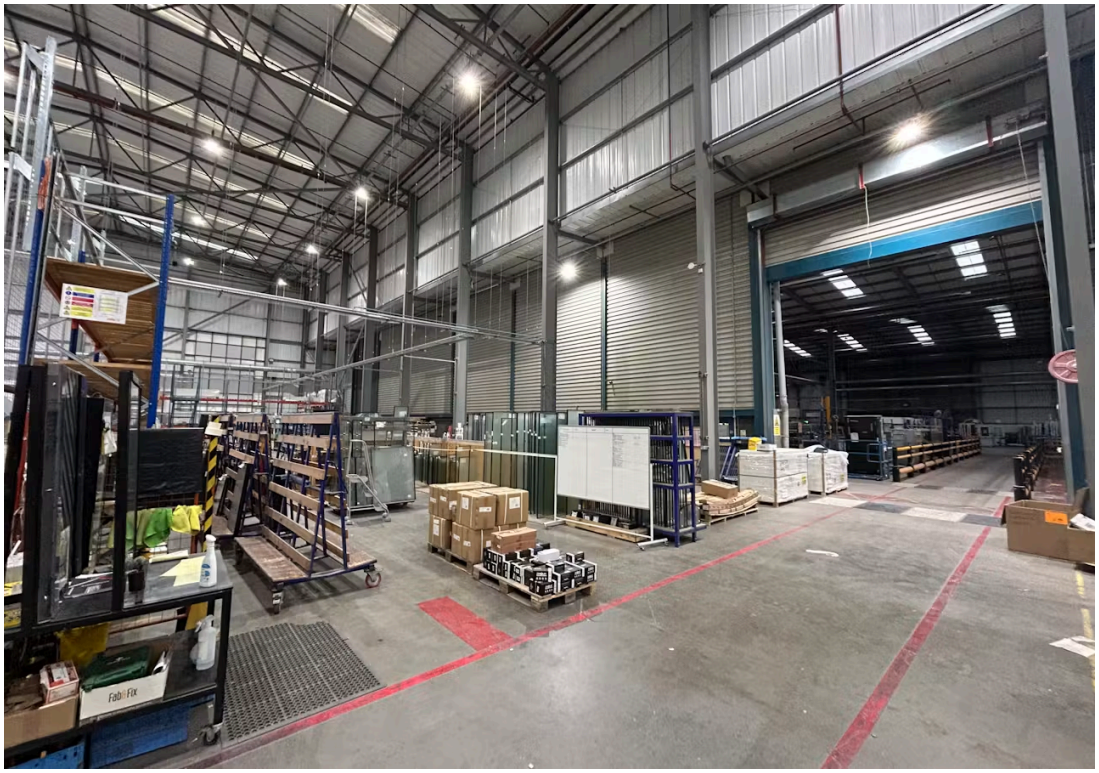
Name	sq ft	sq m	Availability
Unit - Original Warehouse	59,045	5,485.46	Available
Unit - High Bay Warehouse	32,745	3,042.11	Available
Ground - Ground Floor Offices	9,744	905.25	Available
1st - First Floor Offices	9,050	840.77	Available
2nd - Second Floor Offices	9,050	840.77	Available
Total	**119,634**	**11,114.36**	

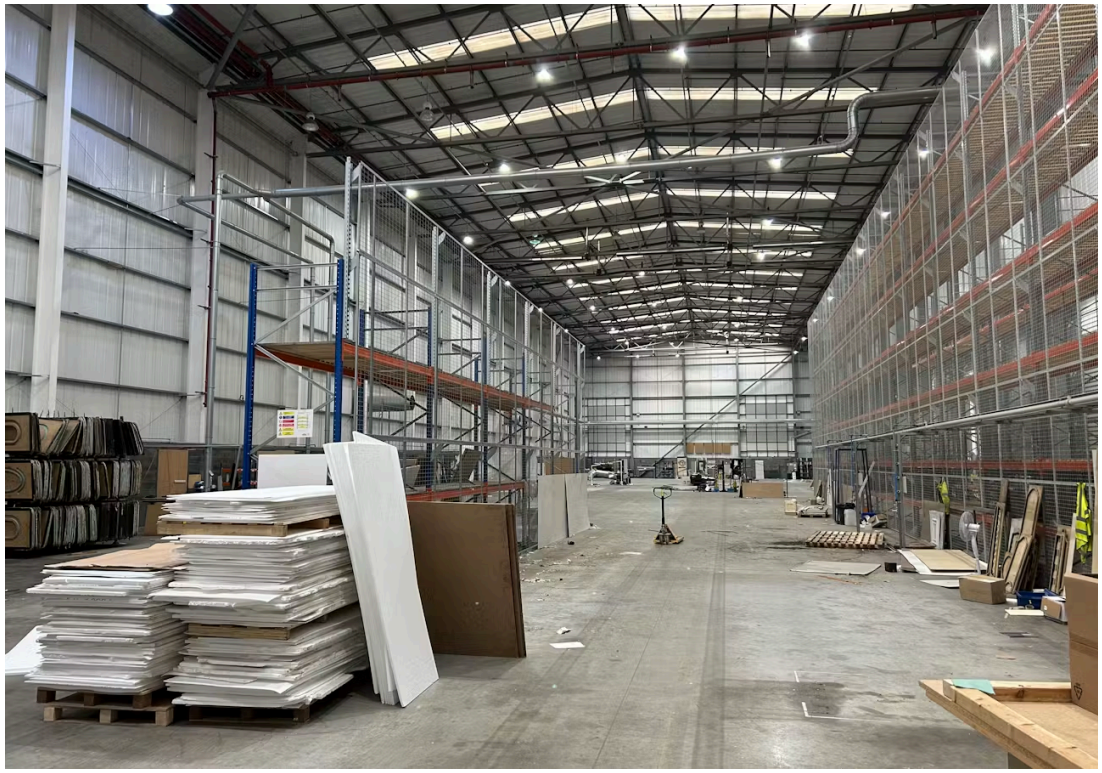

VIRTUOSO





















Promap © Crown Copyright and database rights 2025. OS AC0000813445
Plotted Scale - 1:2250. Paper Size - A4