

UNIT 1

PRIME INDUSTRIAL / WAREHOUSE TO LET
95,874 SQ FT (8,907 SQ M)

1 MVA OF POWER AVAILABLE, WITH THE CAPACITY TO UPGRADE TO 1.5 MVA

TARGET BREEAM 'VERY GOOD' & EPC 'A'

UNDERGOING REFURBISHMENT - AVAILABLE NOW





UNIT 1

A194(M)

A194(M)

THE NORTH EAST'S PRIME
DISTRIBUTION AND
MANUFACTURING DESTINATION

INTERNAL EAVES
HEIGHT 10.24M / CLEAR
EAVES HEIGHT 9.35M

5 DOCK
LOADING DOORS

7 LEVEL
ACCESS DOORS

CCTV
COVERAGE

30M
YARD DEPTH

106 CAR
PARKING SPACES

1 MVA POWER,
EXPANDABLE TO 1.5 MVA

24H ON SITE
SECURITY

ANCILLARY OFFICE
ACCOMMODATION

SECURE SELF-
CONTAINED SITE

24/7 OPERATIONAL
CAPABILITY

50KN/M2
FLOOR LOADING

IMPROVED ENERGY
PERFORMANCE

TARGET BREEAM
VERY GOOD

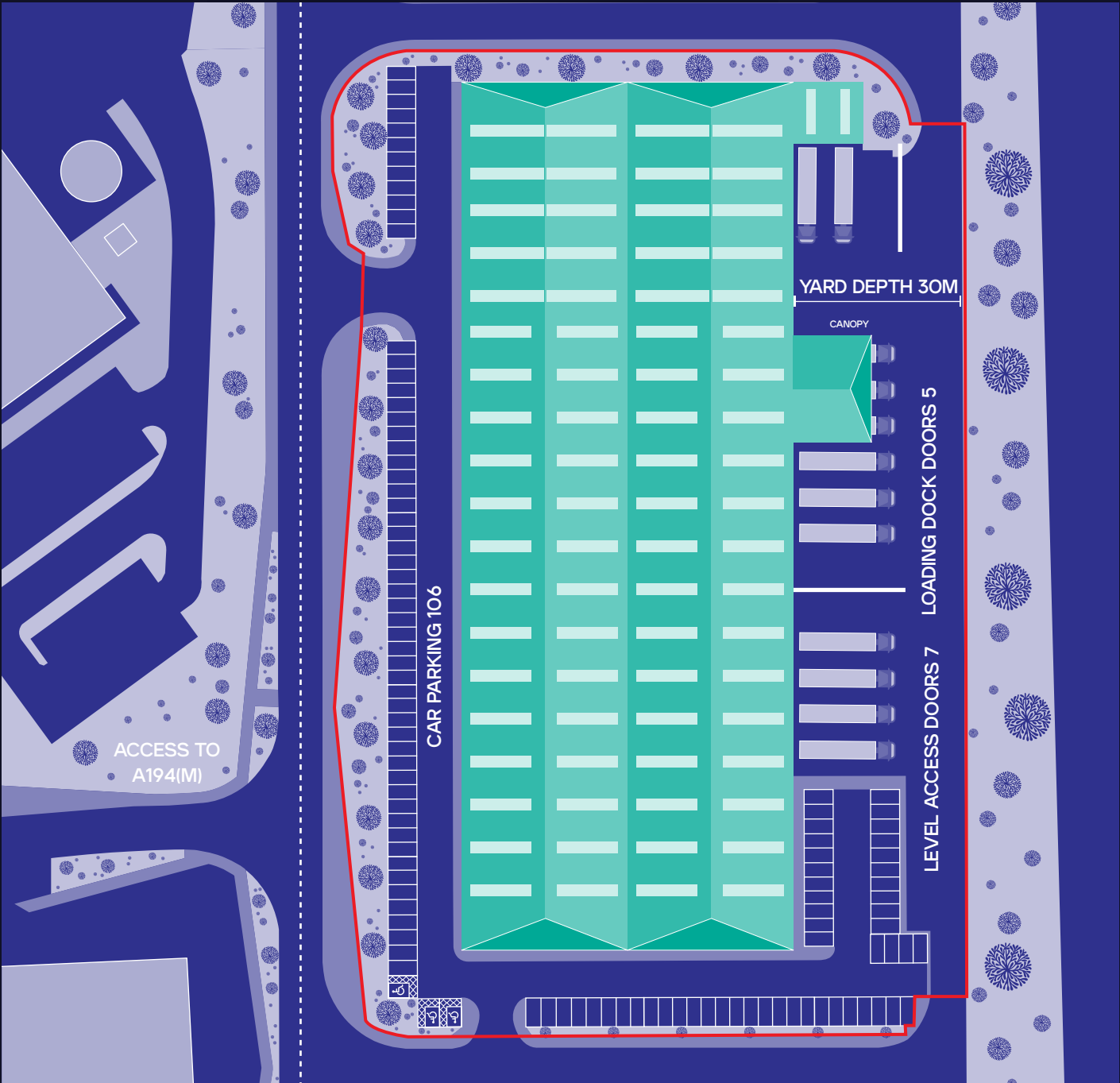
TARGET
EPC A

FLEXIBLE SPACE DESIGNED FOR OPERATIONAL EFFICIENCY

Designed for modern industrial and logistics operations, Unit 1 combines high-quality warehouse space with generous yard provision, extensive loading facilities and contemporary office accommodation.

Its detached, secure layout enables efficient vehicle circulation and operational flow, making it ideally suited to manufacturing, e-commerce, third-party logistics and distribution businesses seeking flexible, high-performance space.

UNIT 1



Area	Sq Ft	Sq M
GF Warehouse	77,554	7,205
GF Offices	7,233	672
FF Offices	6,684	621
SF Offices	1,894	176
External Loading Canopy	2,508	233
Total	95,874	8,907
Plant Deck (SF)	5,500	511

*Areas based on Gross Internal measurements.

INDICATIVE IMAGE

FOLLINGSBY PARK



STRATEGIC ACCESS ACROSS THE UK AND BEYOND

Follingsby Park benefits from a prime location adjacent to the A194(M), offering direct access to the A1(M), A19 and the national motorway network. The Port of Tyne, Newcastle International Airport and the Tyne Tunnel are all within easy reach, providing excellent regional, national and international connectivity. This strategic position makes Follingsby Park an ideal base for logistics, manufacturing and distribution businesses.

Drive-times	Distance	Time
A194(M)	0.7 miles	2 mins
South Tyneside / A19	2.6 miles	6 mins
A1(M)	3.1 miles	5 mins
Tyne Tunnel	5.7 miles	6 mins
Port Of Tyne	5.5 miles	12 mins
Gateshead	6.5 miles	16 mins
Newcastle	8.0 miles	19 mins
Sunderland	8.1 miles	20 mins
Leeds	99 miles	1 hr 55 mins
Edinburgh	123 miles	2 hrs 20 mins
Glasgow	151 miles	2 hrs 40 mins
Manchester	151 miles	2 hrs 50 mins
Birmingham	207 miles	3 hrs 45 mins

LABOUR CATCHMENT

The park’s central location allows occupiers to recruit from multiple population centres, reducing reliance on a single labour market and supporting future business growth.

450,000
RESIDENTS WITHIN
15 MINUTES

1.1 MILLION
RESIDENTS WITHIN
30 MINUTES

1.8 MILLION
RESIDENTS WITHIN
45 MINUTES



TERMS

To be let on a new Full Repairing and Insuring lease, on terms to be agreed.

VAT

The Building is elected for VAT

RATEABLE VALUE

£520,000 (April 2026 Rating List)

EPC

Target EPC Rating A.

AML REGULATIONS

Prospective tenants are to provide full identification documents for approval prior to completion of this transaction.

ASSET MANAGERS

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