

FOLLINGSBY
PARK .co.uk

EPC
A+
TARGET



TARGET BREEAM
EXCELLENT



EASY ACCESS TO
A1 (M)



DEDICATED
SECURE YARD



2 x LOADING
DOORS



**NORTH EAST ENG-
LAND'S PRIME
INDUSTRIAL PARK**

GATESHEAD TYNE & WEAR
NE10 8YA

TO LET

INDUSTRIAL/WAREHOUSE UNIT

10,760 ft² (1,000 m²)

19^F



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.

	Distance	Approx. 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
Gateshead	6.5 miles	16 mins
Newcastle	8.0 miles	19 mins
Sunderland	8.1 miles	20 mins



ACCOMMODATION

	FT ₂	M ₂	EPC
GF Warehouse	10,024	931	Target A+
Offices	736	69	
Total	10,760	1,000	

UNIT 19F

Unit 19F comprises of a semi-detached steel portal frame building with a 7m eaves height, 2 loading doors and a dedicated secure yard and car park.

24 HR SECURITY OFFICE
& MARKETING SUITE

FP:39 DEVELOP-
MENT SITE

FP:48 DEVELOP-
MENT SITE

FP:80 DEVELOP-
MENT SITE

FOLLINGSBY
CLOSE

FOLLINGSBY
AVENUE

FOLLINGSBY AVENUE

FOLLINGSBY LANE

WHITEROSE WAY

WHITEROSE WAY

UNIT 19F



LEASE TERMS

The property is available on a new lease on a Full Repairing and Insuring basis with terms to be agreed.

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

£65,000 (April 2023 Rating List)

UNIT
19F

Asset Managers:



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Viewing: Strictly by prior arrangement with the joint agents.

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