

**A+**

TARGETED  
EPC A+



TARGETED BREEAM  
VERY GOOD



PV SOLAR  
PANELS



EV CHARGING  
POINTS



24 HR  
SECURITY

**39,300 ft<sup>2</sup>**  
**(3,651 m<sup>2</sup>)**

Plot Size **1.98 Acres**

**NORTH EAST  
ENGLAND'S PRIME  
INDUSTRIAL PARK**

GATESHEAD TYNE & WEAR  
NE10 8YF

**FP:39**

**DEVELOPMENT SITE**  
DESIGN / BUILD OPPORTUNITY  
ON A PROMINENT SITE





## 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)	0.7 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



## FP:39 DEVELOPMENT SITE

Follingsby Park 39 offers a design and build opportunity affording up to 39,300 ft<sup>2</sup> (3,651 m<sup>2</sup>) of detached industrial space on a plot of 1.98 acres.

The plot is adjacent to the A194(M), presenting a *line of sight* marketing opportunity to the A1(M) spur road. FP:39 is one of the final development plots available at this premier, well-established industrial park location which has its own 24-hour security on site bordering this plot.

	FT <sup>2</sup>	M <sup>2</sup>	Plot Size
Warehouse	36,700	3,410	1.98 Acres
Office	2,600	241	
<b>Total</b>	<b>39,300</b>	<b>3,651</b>	



SITE PLAN





Other Development Sites  
at Follingsby Park:

	Build Size (ft <sup>2</sup> )	Build Size (m <sup>2</sup> )	Plot Size
<b>FP:80</b>	80,000	7,432	4.09 Acres
<b>FP:48</b>	47,650	4,426	3.03 Acres



Existing Occupiers Include:



**Viewing:** Strictly by prior arrangement with the joint sole agents.



[savills.co.uk](http://savills.co.uk)   
**0191 917 1444**

**Richard Scott**  
richard.scott@savills.com  
07787 697 757

**Nick Bramwell**  
nick.bramwell@savills.com  
07816 207 652

  
**0191 245 1234**  
[www.htare.co.uk](http://www.htare.co.uk)

**Nick Atkinson**  
nick@htare.com  
07950 319 060

**Russell Taylor**  
russell@htare.com  
07710 735 566

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. January 2023.