

### NORTH EAST ENGLAND'S PRIME INDUSTRIAL PARK

GATESHEAD TYNE & WEAR NE10 8YF

FP:39

# **DEVELOPMENT SITE**DESIGN / BUILD OPPORTUNITY

ON A PROMINENT SITE

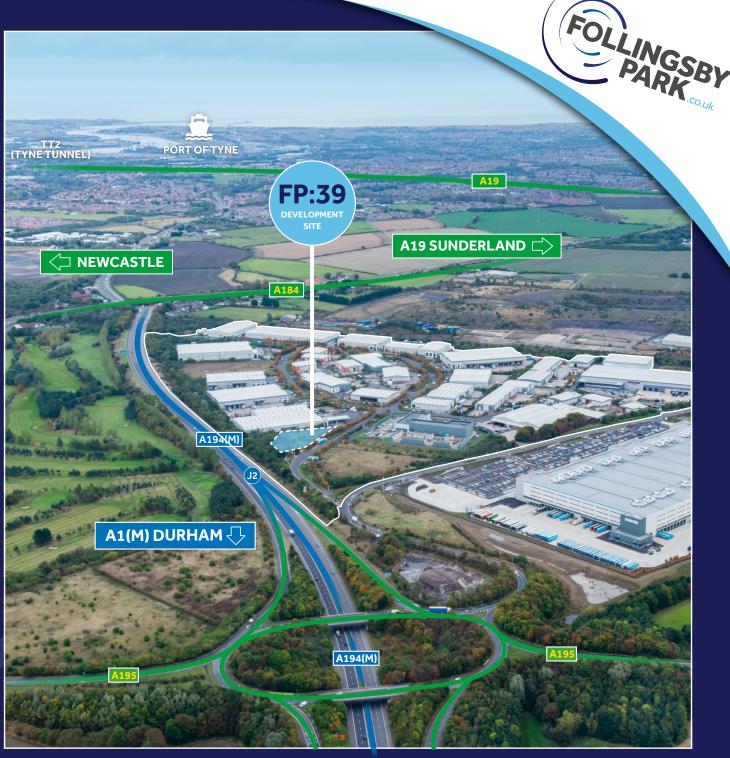


### **LOCATION**

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.co.uk 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 detatched 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>	M²	Plot Size
Warehouse	36,700	3,410	1.98 Acres
Office	2,600	241	
Total	39,300	3,651	



Other Development Sites at Follingsby Park:

	Build Size (ft²)	Build Size (m²)	Plot Size
FP:80	80,000	7,432	4.09 Acres
FP:48	47,650	4,426	3.03 Acres



Existing Occupiers Include:





# Royal Mail B&Q Hotpoint whist #RUST-OLEUM





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



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