



TO BE REFURBISHED

**NORTH EAST  
ENGLAND'S PRIME  
INDUSTRIAL PARK**  
GATESHEAD TYNE & WEAR  
NE10 8YA

**TO LET**  
INDUSTRIAL/WAREHOUSE UNIT  
33,408 ft<sup>2</sup> (3,104 m<sup>2</sup>)

**17B**





## 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



## ACCOMMODATION

	FT <sup>2</sup>	M <sup>2</sup>	EPC
GF Warehouse	30,346	2,819	Target A+
GF Offices	1,558	145	
FF Offices	1,504	140	
<b>Total</b>	<b>33,408</b>	<b>3,104</b>	

## UNIT 17B

Unit 17B comprises of a semi-detached steel portal frame building with a 6.75m eaves height, 2 loading doors and a dedicated secure yard. The unit is soon to be refurbished.



## 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

£163,000 (April 2023 Rating List)

# PROJECTED GREEN CREDENTIALS\*



**PHOTOVOLTAICS**

PV modules fitted  
CO<sub>2</sub> emissions saved

**NET ZERO CARBON**

Net Zero Energy design



**EV CHARGING**

Targeting electric vehicle charging points provided

**BREEAM**

Targeting BREEAM rating 'Excellent'

**EPC**

Target rating for excellent energy performance

**NATURAL LIGHT**

Optimised natural light with 10% roof lights

**RENEWABLE TECH**

Solar PVs reduce CO<sub>2</sub> and energy usage

**LED LIGHTING**

Enables 75% less energy consumption

**BIKE SPACES**

Provided to promote eco-friendly travel

**SOURCING**

Responsibly sourced construction materials

**MATERIALS**

Reducing environmental impact and energy usage

**ENERGY METERING**

Allows pro-active energy usage management

\*subject to confirmation

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

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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. June 2023.