

EPC
B

10 METRES
EAVES HEIGHT

50 METRES
YARD DEPTH

14 LOADING
DOORS

EASY ACCESS TO
A1 (M)



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

GATESHEAD TYNE & WEAR
NE10 8YF

TO LET
INDUSTRIAL/WAREHOUSE UNIT
78,259 ft² (7,270 m²)

4



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 ²	M ²	EPC
GF Warehouse	72,479	6,733	B
GF Offices	2,846	264	
FF Offices	2,934	273	
Total	78,259	7,270	



24 HR SECURITY OFFICE & MARKETING SUITE

UNIT 4

DESCRIPTION

- Detached steel portal frame high bay warehouse
- 2 storey offices
- 10m minimum eaves height
- 10 dock level loading doors
- 4 level access loading doors
- 74 car parking spaces
- 50m yard depth

LEASE TERMS

Available by way of assignment of a lease expiring 20th August 2031 at a passing rent of £410,900. This lease has a tenant break on 21st August 2026.

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

£357,500 (April 2023 Rating List)

UNIT
4

Viewing: Strictly by prior arrangement with the joint agents.

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