

**EPC  
A+**  
TARGET

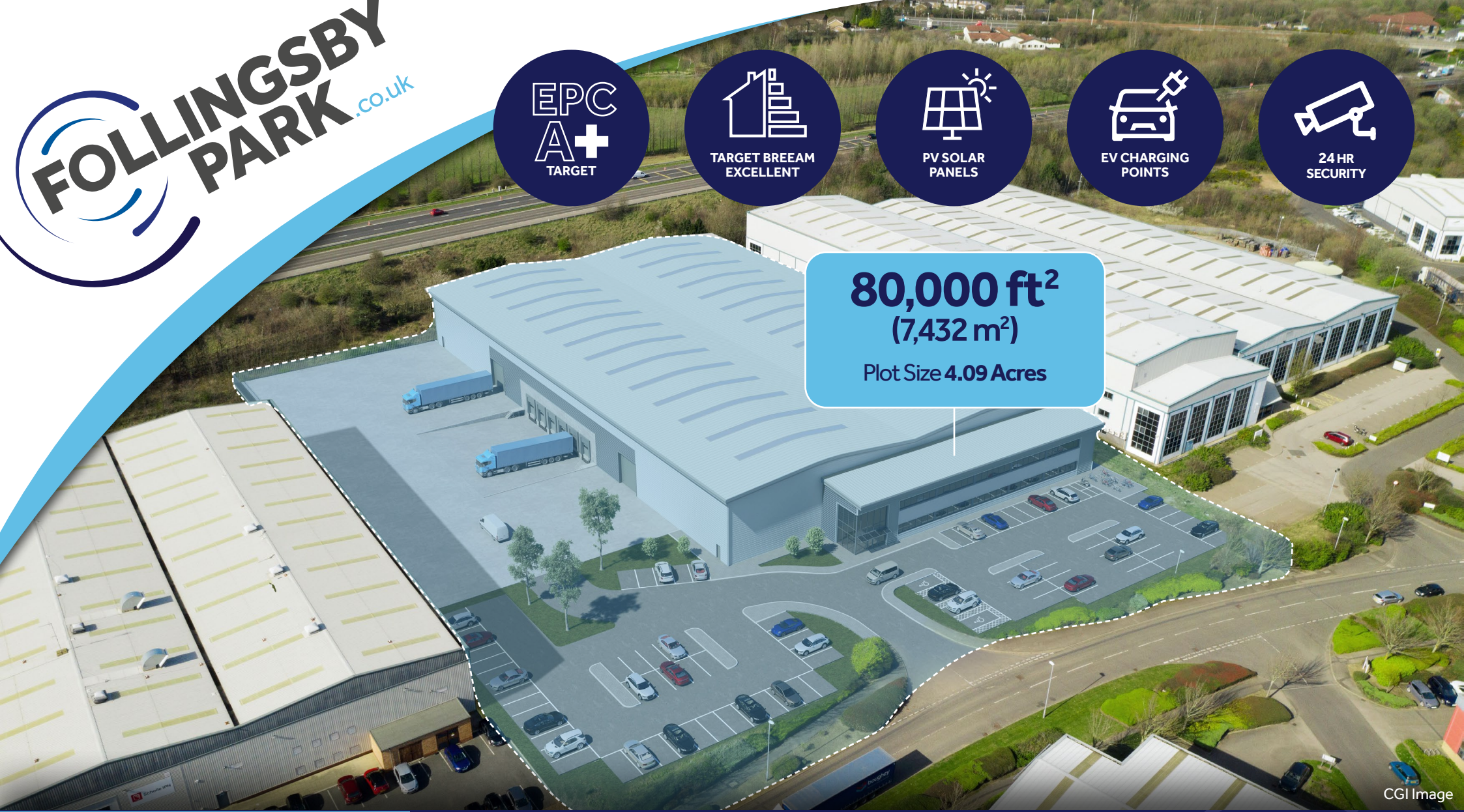
TARGET BREEAM  
EXCELLENT

PV SOLAR  
PANELS

EV CHARGING  
POINTS

24 HR  
SECURITY

**80,000 ft<sup>2</sup>**  
**(7,432 m<sup>2</sup>)**  
Plot Size 4.09 Acres



CGI Image

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

**FP:80**

**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

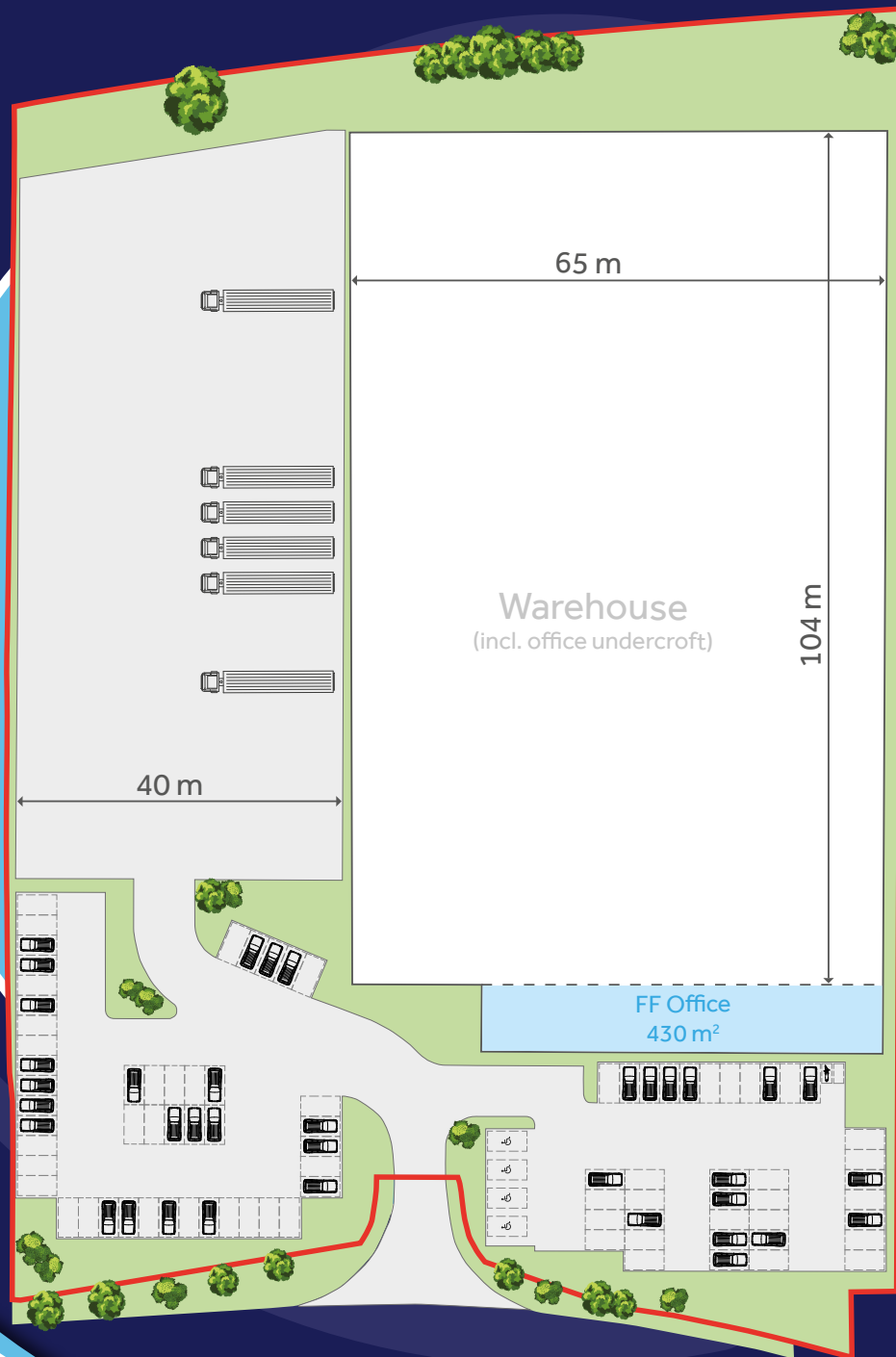


## FP:80 DEVELOPMENT SITE

Follingsby Park 80 offers a large design and build opportunity affording up to 80,000 ft<sup>2</sup> (7,432 m<sup>2</sup>) of detached industrial space on a plot of 4.09 acres.

The plot is adjacent to the A194(M), presenting a line of sight marketing opportunity to the A1(M) spur road. FP:80 is the largest of the final development plots available at this premier, well-established industrial park location which has its own 24-hour security on site.

	FT <sup>2</sup>	M <sup>2</sup>	Plot Size
Warehouse	75,300	6,996	4.09 Acres
Office	4,700	436	
<b>Total</b>	<b>80,000</b>	<b>7,432</b>	



SITE PLAN




CGI Image

# PROJECTED GREEN CREDENTIALS



**PHOTOVOLTAICS**



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


**NET ZERO CARBON**



Net Zero Energy design



**EV CHARGING**



Electric vehicle charging points provided

**BREEAM**




BREEAM rating 'Excellent'

**EPC**




Rating for excellent energy performance

**NATURAL LIGHT**




Optimised natural light with c.20% 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

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

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