

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 ft<sup>2</sup> (7,270 m<sup>2</sup>)**

**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 <sup>2</sup>	M <sup>2</sup>	EPC
GF Warehouse	72,479	6,733	B
GF Offices	2,846	264	
FF Offices	2,934	273	
<b>Total</b>	<b>78,259</b>	<b>7,270</b>	



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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0191 917 1444

**Richard Scott**

richard.scott@savills.com  
07787 697 757

**Nick Bramwell**

nick.bramwell@savills.com  
07816 207 652

**HTA**  
REAL ESTATE

0191 245 1234

www.htare.co.uk

**Nick Atkinson**

nick@htare.co.uk  
07950 319 060

**Russell Taylor**

russell@htare.co.uk  
07710 735 566