

**FOLLINGSBY  
PARK**.co.uk

**EPC  
B  
TARGET**

**7.28 METRES  
EAVES HEIGHT**

**DEDICATED  
PARKING**

**3 x LOADING  
DOORS**

**EASY ACCESS TO  
A1 (M)**



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

GATESHEAD TYNE & WEAR  
NE10 8YA

**TO LET**

**INDUSTRIAL/WAREHOUSE UNIT**

**7,125 ft<sup>2</sup> (662 m<sup>2</sup>)**

**18c**



## 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	6,311	586	B*
GF Office	814	76	
<b>Total</b>	<b>7,125</b>	<b>662</b>	

\*target EPC rating. To be reassessed following completion of refurbishment.



## DESCRIPTION

- Newly refurbished
- Office accommodation
- 7.28m internal eaves height
- 3 level access loading doors
- 12 car parking spaces

## LEASE TERMS

Available now.

## 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

£44,000 (April 2023 Rating List)

UNIT  
**18c**

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

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