



To Let – Q2 2026

NE10 8YG

Unit 15E Follingsby Park Gateshead

- 937 m² (10,084 ft²)
- Modern semidetached production/warehouse unit
- Ground floor offices
- Large secure service yard of 0.45 acres
- 6.5m minimum clear eaves height
- 20 car parking spaces
- UNDER REFURBISHMENT

SUBJECT TO CONTRACT

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Location

Follingsby Park is a premier industrial estate extending to 110 acres at the centre of the Tyne & Wear conurbation. With direct access to a Motorway junction on the A194(M), the park has good links to the A1(M), the A19 and all the region's main towns and cities, including Newcastle, Sunderland and Durham.

An established prime industrial location with occupiers including Royal Mail, Bunzl, IKEA and Northumbria Police.

Description

The premises comprise a semidetached high bay industrial unit of steel framed construction with brick/blockwork base walls with insulated profile metal sheeting above, also extending to the roof which incorporates translucent roof lights. The unit has an eaves height of approximately 6.5m and maximum apex height of 9.6m.

Loading access is via one insulated sectional up and over loading door to a large secure service yard on the side elevation. An additional yard area to the rear elevation provides a total yard area of circa 0.45 acres with an additional 20 dedicated car parking spaces.

The building is undergoing a full refurbishment to include new LED lighting throughout and refurbished ground floor offices.

Accommodation

GIA 937 sq m (10,084 sq ft)

A small office will be provided within this area as part of the refurbishment.

Terms

Available by way of a new lease for a term of years to be agreed at a rental of £121,010 per annum.

Business Rates

The Valuation Office Agency website lists the property with a Rateable Value of £73,500. From 1st April 2026. Interested parties should speak to the Local Rating Authority to confirm the rates payable.

Services

We understand that the property is connected to all mains services.

VAT

All figures quoted are exclusive of VAT which may apply.

Energy Performance Certificate (EPC)

The property will be reassessed for EPC upon completion of the refurbishment.

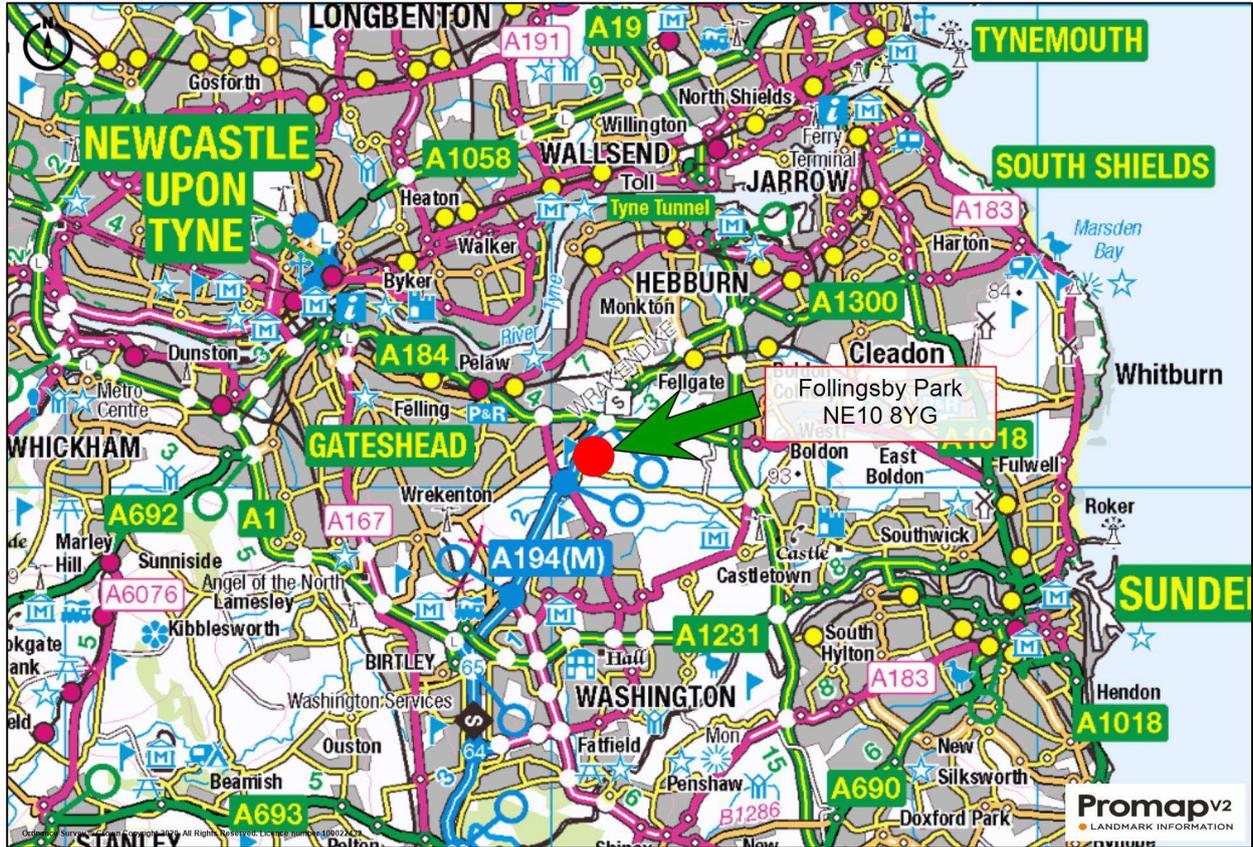
Anti-Money Laundering

Under UK regulations we are obliged to confirm the identity of all parties in an agency transaction. You may therefore be asked to provide appropriate documentation to enable us to complete online identity verification.

Viewing

Via sole agents HTA Real Estate

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Site Plan and Location Plan