



To Let

Unit 15C Follingsby Park Gateshead NE10 8YG

- 1,024.0 m² (11,022 ft²)
- Modern semidetached industrial unit
- Ground and first floor offices
- 2 level access loading doors
- 7m minimum eaves height
- Large secure service yard
- 16 car parking spaces

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, IKEA and Whistl.

Description

The premises comprise a modern semidetached high bay industrial unit with column free production area/warehouse plus office accommodation over two floors.

A steel portal frame building with brick/blockwork base walls with insulated profile metal sheeting above, also extending to the roof which incorporates translucent roof lights. The unit has a minimum clear eaves height of approximately 7m and maximum apex height of 10m. Loading access is via two insulated sectional up and over loading doors measuring 3.5m wide by 5m high. The unit has LED lighting.

The offices have gas central heating radiators, are carpeted throughout with suspended ceilings, LED lighting, and trunking for power and communications. Additional office, WC and staff amenity has been constructed in the warehouse with mezzanine storage above.

A car park to the front provides 16 spaces and the secure service yard has a maximum depth of approximately 31m.



Secure dedicated service yard

Accommodation

	sq m	sq ft
Production/Warehouse	769.4	8,282
Ground Floor Offices	169.3	1,822
First Floor Offices	85.3	918
Total GIA	1,024.0	11,022
Mezzanine Storage	71.3	767

Terms

Available by way of assignment of a lease for 10 years from 26 February 2020. Passing rent currently under review from February 2025.

Business Rates

The Valuation Office Agency website lists the property with a Rateable Value of **£83,000** from 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 has an EPC rating of C(63). A copy of the EPC is available on our website.

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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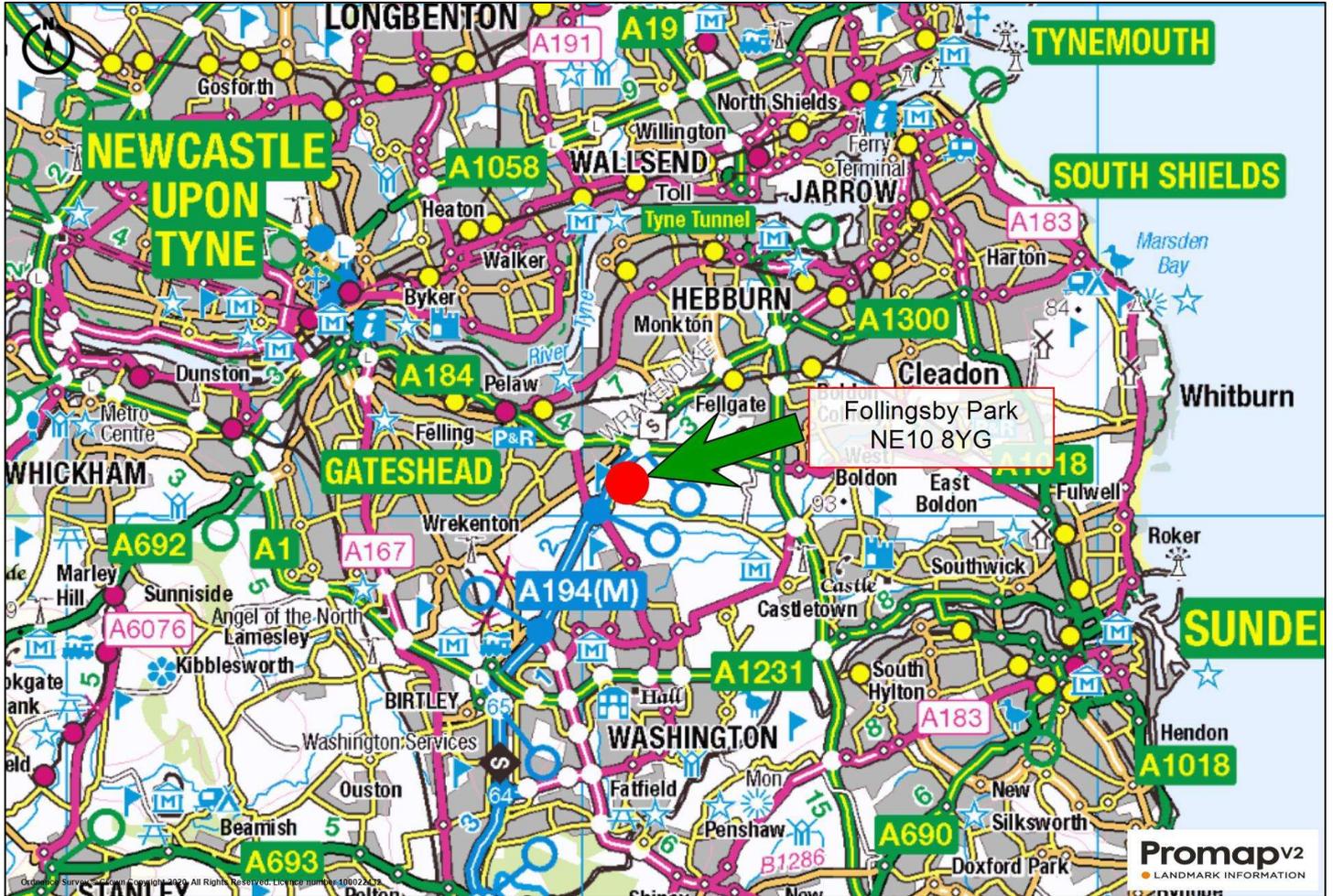
Secure Service Yard



Car Park



Indicative demise plan



Location Plan