

A+
TARGETED
EPC A+

TARGETED BREEAM
VERY GOOD

PV SOLAR
PANELS

EV CHARGING
POINTS

24 HR
SECURITY

80,000 ft²
(7,432 m²)
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

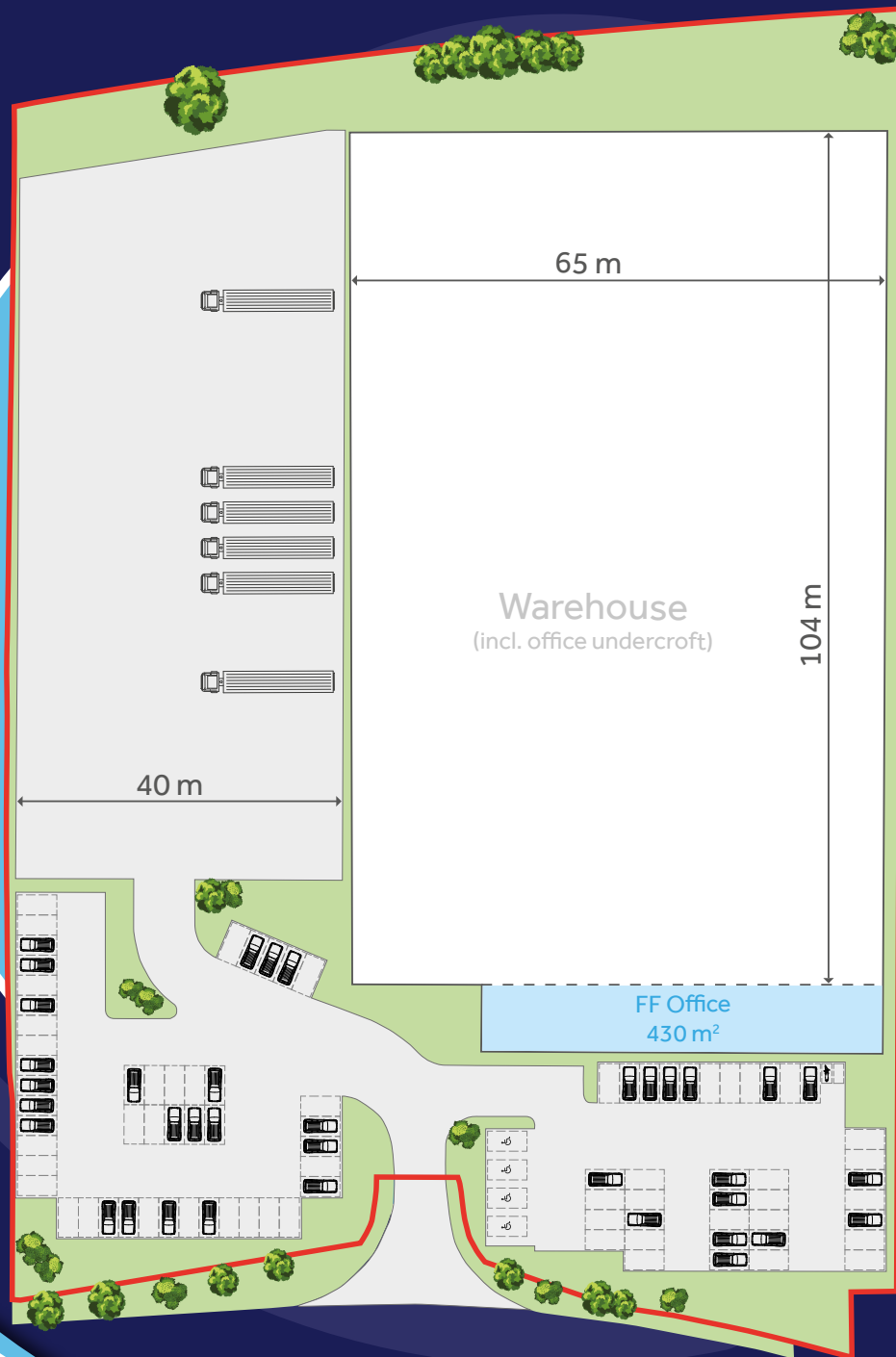


FP:80 DEVELOPMENT SITE

Follingsby Park 80 offers a large design and build opportunity affording up to 80,000 ft² (7,432 m²) 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 ²	M ²	Plot Size
Warehouse	75,300	6,996	4.09 Acres
Office	4,700	436	
Total	80,000	7,432	



SITE PLAN



CGI Image

Other Development Sites
at Follingsby Park:

	Build Size (ft ²)	Build Size (m ²)	Plot Size
FP:48	47,650	4,426	3.03 Acres
FP:39	39,300	3,651	1.98 Acres



Existing Occupiers Include:



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



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