

A+
TARGETED
EPC A+

TARGETED BREEAM
VERY GOOD

PV SOLAR
PANELS

EV CHARGING
POINTS

24 HR
SECURITY

47,650 ft²
(4,426 m²)
Plot Size **3.03 Acres**

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

GATESHEAD TYNE & WEAR
NE10 8YF

FP:48

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:48 DEVELOPMENT SITE

Follingsby Park 48 offers a design and build opportunity affording up to 47,650 ft² (4,426 m²) of detached industrial space on a plot of 3.03 acres.

FP:48 is one of the final development plots available. It offers a highly prominent location at the entrance to the estate, within easy sight of the estates security office (open 24/7).

	FT ²	M ²	Plot Size
Warehouse	42,880	3,983	3.03 Acres
Office	4,770	443	
Total	47,650	4,426	



Other Development Sites
at Follingsby Park:

	Build Size (ft ²)	Build Size (m ²)	Plot Size
FP:80	80,000	7,432	4.09 Acres
FP:39	39,300	3,651	1.98 Acres



Existing Occupiers Include:



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



[savills.co.uk](https://www.savills.co.uk) 

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.com
07950 319 060

Russell Taylor
russell@htare.com
07710 735 566

Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. January 2023.