

**FOLLINGSBY
PARK**.co.uk

EPC
B

↑
8.34 METRES
EAVES HEIGHT

🔒
SECURE GATED
TERRACE

🚚
LEVEL ACCESS
LOADING DOOR

🚚
EASY ACCESS TO
A1 (M)



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

GATESHEAD TYNE & WEAR
NE10 8YX

TO LET
INDUSTRIAL/WAREHOUSE UNIT
6,923 ft² (643 m²)

19H



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 ²	M ²	EPC
GF Warehouse	6,079	565	B-34
GF Office	844	78	
Total	6,923	643	



24 HR SECURITY OFFICE & MARKETING SUITE

FP:39 DEVELOPMENT SITE

FP:80 DEVELOPMENT SITE

UNIT 19H

DESCRIPTION

- Newly refurbished
- Office accommodation
- 8.34m internal eaves height
- Level access loading door
- Secure gated terrace
- 8 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

£40,750 (April 2023 Rating List)

UNIT
19H

Viewing: Strictly by prior arrangement with the joint agents.

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