



**NEWLY REFURBISHED**

**NORTH EAST  
ENGLAND'S PRIME  
INDUSTRIAL PARK**  
GATESHEAD TYNE & WEAR  
NE10 8YA

**TO LET**  
INDUSTRIAL/WAREHOUSE UNIT  
33,408 ft<sup>2</sup> (3,104 m<sup>2</sup>)

**17B**



## 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 <sup>2</sup>	M <sup>2</sup>	EPC
GF Warehouse	30,346	2,819	Target A+
GF Offices	1,558	145	
FF Offices	1,504	140	
<b>Total</b>	<b>33,408</b>	<b>3,104</b>	

## UNIT 17B

Unit 17B comprises of a semi-detached steel portal frame building with a 6.75m eaves height, 2 loading doors and a dedicated secure yard. The unit has recently been refurbished.



24 HR SECURITY OFFICE & MARKETING SUITE

FP:39 DEVELOPMENT SITE

FP:48 DEVELOPMENT SITE

UNIT 17B



## LEASE TERMS

The property is available on a new lease on a Full Repairing and Insuring basis with terms to be agreed.

## 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

£163,000 (April 2023 Rating List)





# GREEN CREDENTIALS

## PHOTOVOLTAICS



PV modules fitted  
CO<sub>2</sub> emissions saved



### EV CHARGING



Electric vehicle charging points provided

### BREEAM



Targeting BREEAM rating 'Excellent'

### EPC



Rating for excellent energy performance

### NATURAL LIGHT



Optimised natural light with 10% roof lights

### RENEWABLE TECH



Solar PVs reduce CO<sub>2</sub> and energy usage

### LED LIGHTING



Enables 75% less energy consumption

### BIKE SPACES



Provided to promote eco-friendly travel

### SOURCING



Responsibly sourced construction materials

### MATERIALS



Reducing environmental impact and energy usage

### ENERGY METERING



Allows pro-active energy usage management

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



**0191 261 2361**

**Danny Cramman**

danny.cramman@avisonyoung.com  
07796 993 750

**Adam Lawson**

adam.lawson@avisonyoung.com  
07825 113 277



**0191 245 1234**  
www.htare.co.uk

**Nick Atkinson**

nick@htare.co.uk  
07950 319 060

**Russell Taylor**

russell@htare.co.uk  
07710 735 566