



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

GATESHEAD TYNE & WEAR
NE10 8HQ

TO LET

INDUSTRIAL/WAREHOUSE UNIT

98,507 ft² (9,151 m²)

1



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.

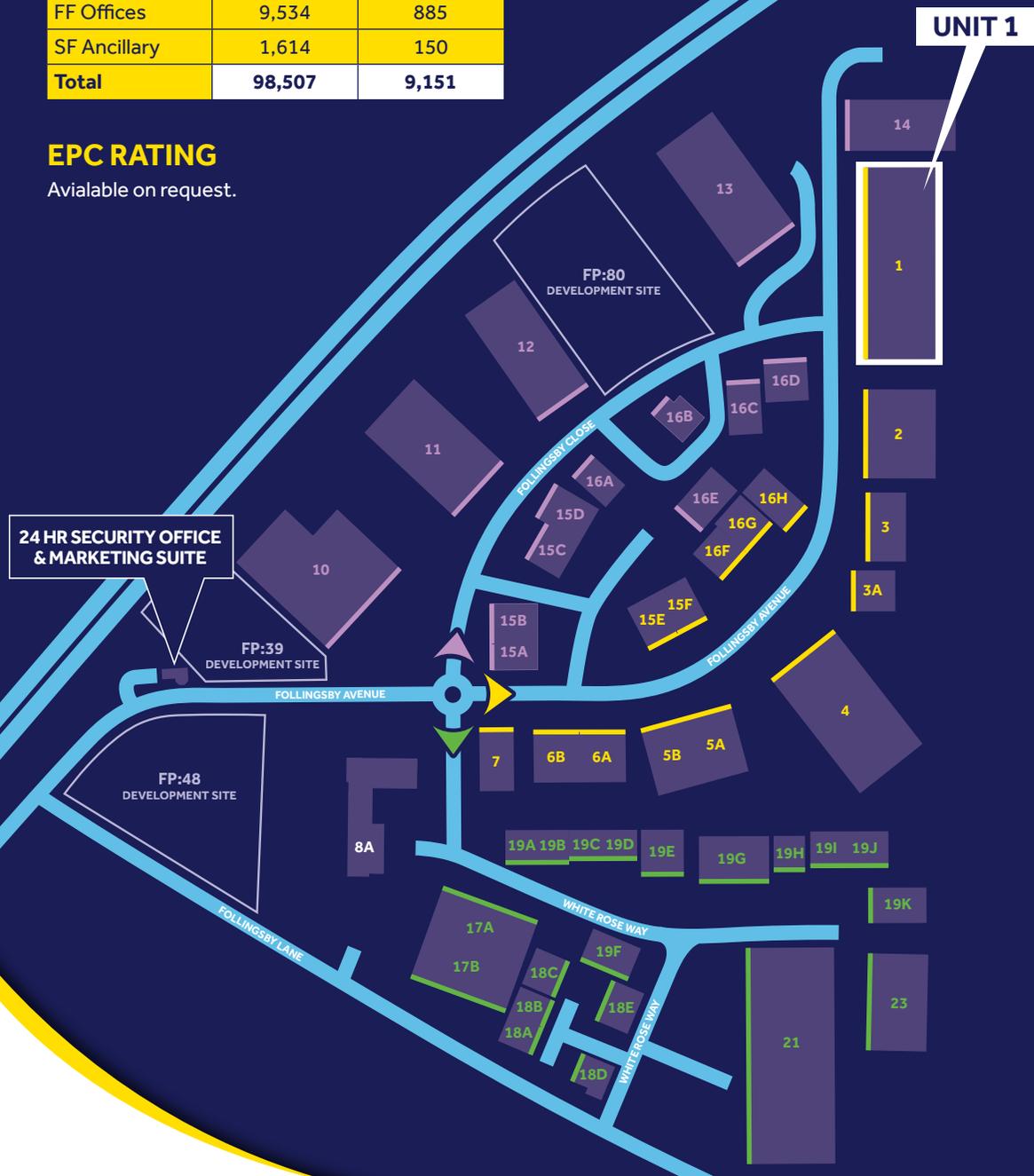
DRIVE-TIMES	Distance	Approx. Time
A194(M)	0.7 miles	2 mins
South Tyneside / A19	2.6 miles	6 mins
A1(M)	3.1 miles	5 mins
Tyne Tunnel	5.7 miles	6 mins
Gateshead	6.5 miles	16 mins
Newcastle	8.0 miles	19 mins
Sunderland	8.1 miles	20 mins

ACCOMMODATION

	FT ²	M ²
GF Warehouse	77,626	7,212
GF Offices	9,733	904
FF Offices	9,534	885
SF Ancillary	1,614	150
Total	98,507	9,151

EPC RATING

Available on request.



24 HR SECURITY OFFICE & MARKETING SUITE

UNIT 1

DESCRIPTION

- Detached steel portal frame unit
- Dedicated secure service yard
- 9.4 Metres Eaves Height
- 5 dock access and 2 level access loading doors
- 2 storey offices and second floor ancillary

LEASE TERMS

Available by way of assignment of a lease expiring 25th March 2031 at a passing rent of £493,350. This lease has a tenant break on 26th March 2026.

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

£430,000 (April 2023 Rating List)

UNIT
1

Viewing: Strictly by prior arrangement with the joint agents.

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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. February 2024.