



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

**TO LET**  
**INDUSTRIAL/WAREHOUSE UNIT**  
**11,004 ft<sup>2</sup> (1,022 m<sup>2</sup>)**

**15E**



## 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)	0.8 miles	2 mins
A1(M)	3.4 miles	5 mins
Washington	4.5 miles	9 mins
Tyne Tunnel	4.9 miles	11 mins
Newcastle	5.2 miles	15 mins
South Tyneside / A19	5.2 miles	15 mins
Gateshead	4.5 miles	16 mins
Durham	14.4 miles	19 mins
Sunderland	8.1 miles	20 mins

Drive times approximate. Sourced by Google Maps.

## ACCOMMODATION

	FT <sup>2</sup>	M <sup>2</sup>	EPC
GF Warehouse & Reception	10,097	938	B
Mezzanine	907	84	
<b>Total</b>	<b>11,004</b>	<b>1,022</b>	



24 HR SECURITY OFFICE & MARKETING SUITE

FP:39 DEVELOPMENT SITE

FP:80 DEVELOPMENT SITE

FP:48 DEVELOPMENT SITE

**UNIT 15E**

## DESCRIPTION

- Fully refurbished
- Secure service yard
- 21 allocated car parking spaces
- 1 level access loading door
- Clear eaves height 6.5m
- Internal eaves height 7.65m
- Ancillary office accommodation

## 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

£73,500 (April 2026 Rating List)



**UNIT  
15E**

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



**Danny Cramman**  
danny.cramman@avisonyoung.com  
07796 993 750

**Adam Lawson**  
adam.lawson@avisonyoung.com  
07825 113 277



**Nick Atkinson**  
nick@htare.co.uk  
07950 319 060

**Simon Hill**  
simon@htare.co.uk  
07855 834 467

Asset Managers:



**Caroline Large**  
clarge@wbproperties.com  
07493 292 431



**Tom Lowndes**  
tlowndes@wbproperties.com  
07760 354 553



**Emily Hart**  
ehart@wbproperties.com  
07500 541 827