

**FOLLINGSBY
PARK** co.uk



NEWLY REFURBISHED

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

GATESHEAD TYNE & WEAR
NE10 8YG

**TO
LET**

**INDUSTRIAL/
WAREHOUSE UNIT**
11,004 ft² (1,022 m²)

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 ₂	M ₂	EPC
GF Warehouse & Reception	10,097	938	B
Mezzanine	907	84	
Total	11,004	1,022	



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

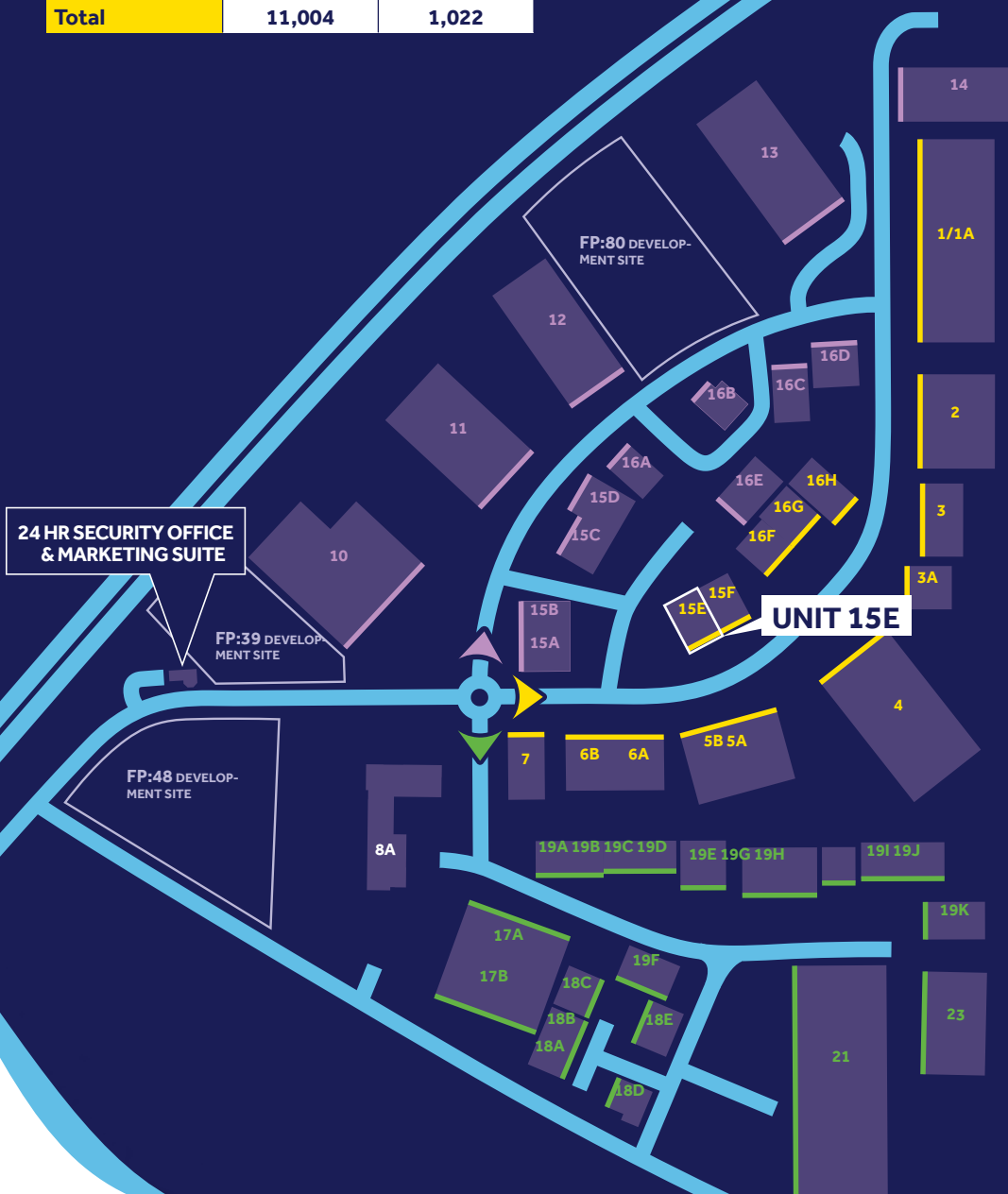
A service charge is levied for the upkeep and maintenance of the common areas. Further details are available upon request.

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

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

Viewing: Strictly by prior arrangement with the joint agents.

**AVISON
YOUNG**

0191 261 2361

Danny Cramman

danny.cramman@avisonyoung.com
07796 993 750

Adam Lawson

adam.lawson@avisonyoung.com
07825 113 277

HTA
REAL ESTATE

0191 245 1234

www.htare.co.uk

Nick Atkinson

nick@htare.co.uk
07950 319 060

Simon Hill

simon@htare.co.uk
07855 834 467

Carter Jonas

0121 285 9470

www.carterjonas.co.uk

Rich Harris

rich.harris@carterjonas.co.uk
07808 290 894

Marissa Allott

marissa.allott@carterjonas.co.uk
07890 300 109