



To Let

Unit 12A Follingsby Park, Gateshead, Tyne & Wear,
NE10 8YG

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Location

Follingsby Park is a premier industrial estate extending to 110 acres at the centre of the Tyne & Wear conurbation. With direct access to a Motorway junction on the A194(M), the park has good links to the A1(M), the A19 and all the region's main towns and cities, including Newcastle, Sunderland and Durham.

An established prime industrial locations with a mixture of tenants including Energizer, Pioneer Foodservices, DX Express, and Rustoleum.

Description

The premises comprises of a detached high bay industrial unit of steel portal frame construction with production area, warehouse and office accommodation over two floors.

A steel portal frame building with brick/blockwork base walls with insulated profile metal sheeting above, also extending to the roof with incorporates translucent roof lights. The unit has an eaves height of approximately 8m and maximum apex height of 9.5m. Loading access is via three insulated sectional up and over loading doors and two dock level loading doors. The warehouse has LED lighting and gas fired warm air blowers.

The offices are carpeted throughout with suspended ceilings, LED lighting, gas central heating radiators and comfort cooling in some areas. The first floor includes a canteen.

A car park to the front provides 50 spaces, with an additional 5 spaces in the secure service yard, which has a maximum depth of approximately 50m.

Accommodation

The premises comprise the following approximate area on a Gross Internal Basis (GIA):

- 43,497Sq Ft (4,041 Sq. M)

EPC

The EPC Rating for the property is available on request.

Tenure

Available by way of assignment of a lease expiring 2nd June 2028 at a passing rent of £220,135 per annum. The lease has security of tenure. Alternatively, a new lease can be negotiated.

Business rates

As of April 2026:

Rateable Value: £295,000

Multiplier: £0.48

Rates Payable: £141,600

Legal costs

Each party is to be responsible for their own legal costs incurred in the transaction.

VAT

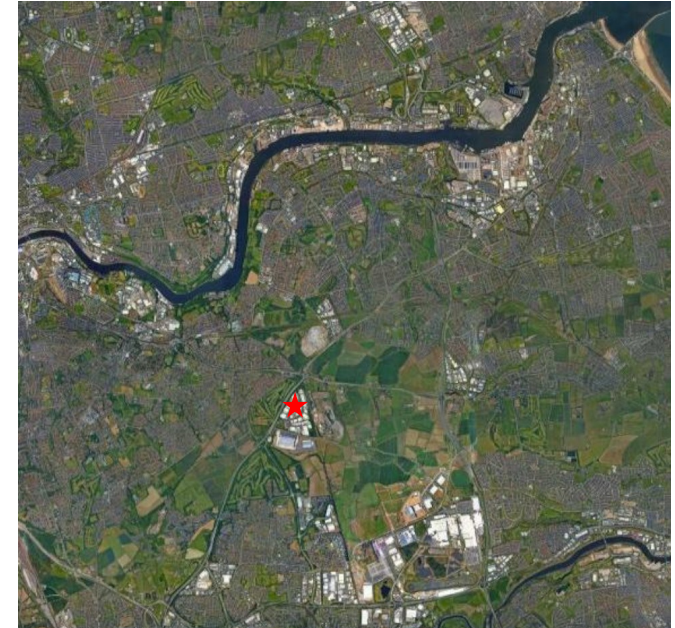
VAT if applicable will be charged at the standard rate.

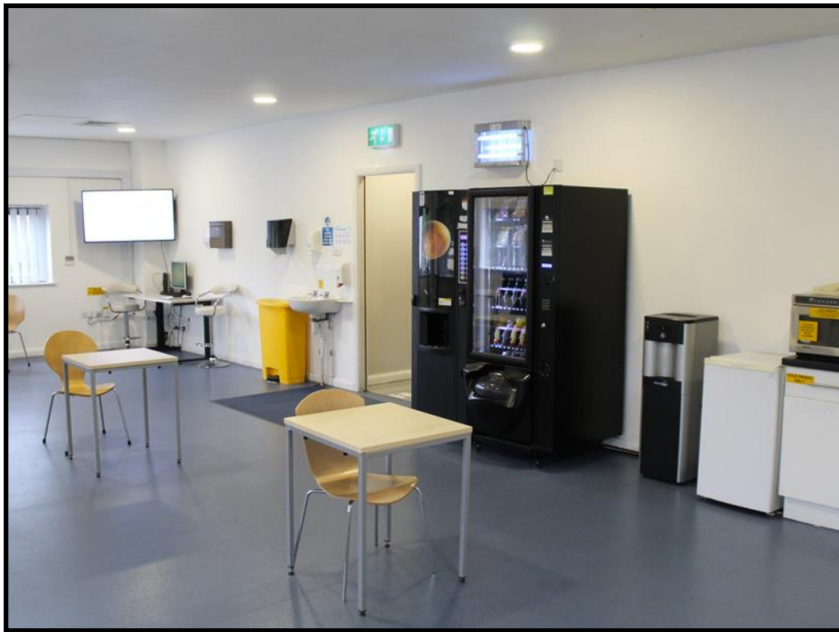
Viewing

By appointment with agents Avison Young.

Specifications

- Designated car parking
- Electronically operated up and over door
- LED lighting
- Fully insulated with double glazed windows
- Floor loading of 25kn / sqm
- 4.4m eaves
- Gas central heating to the warehouse and electric heating to the office





**If you would like to know
more please get in touch.**

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- 1) Corporate structure and ownership details.
- 2) Identification and verification of ultimate beneficial owners.
- 3) Satisfactory proof of the source of funds for the Buyers / funders / lessee.

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