FOLLINGSBY PARK

GATESHEAD TYNE & WEAR NE10 8YF

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UNIT 1

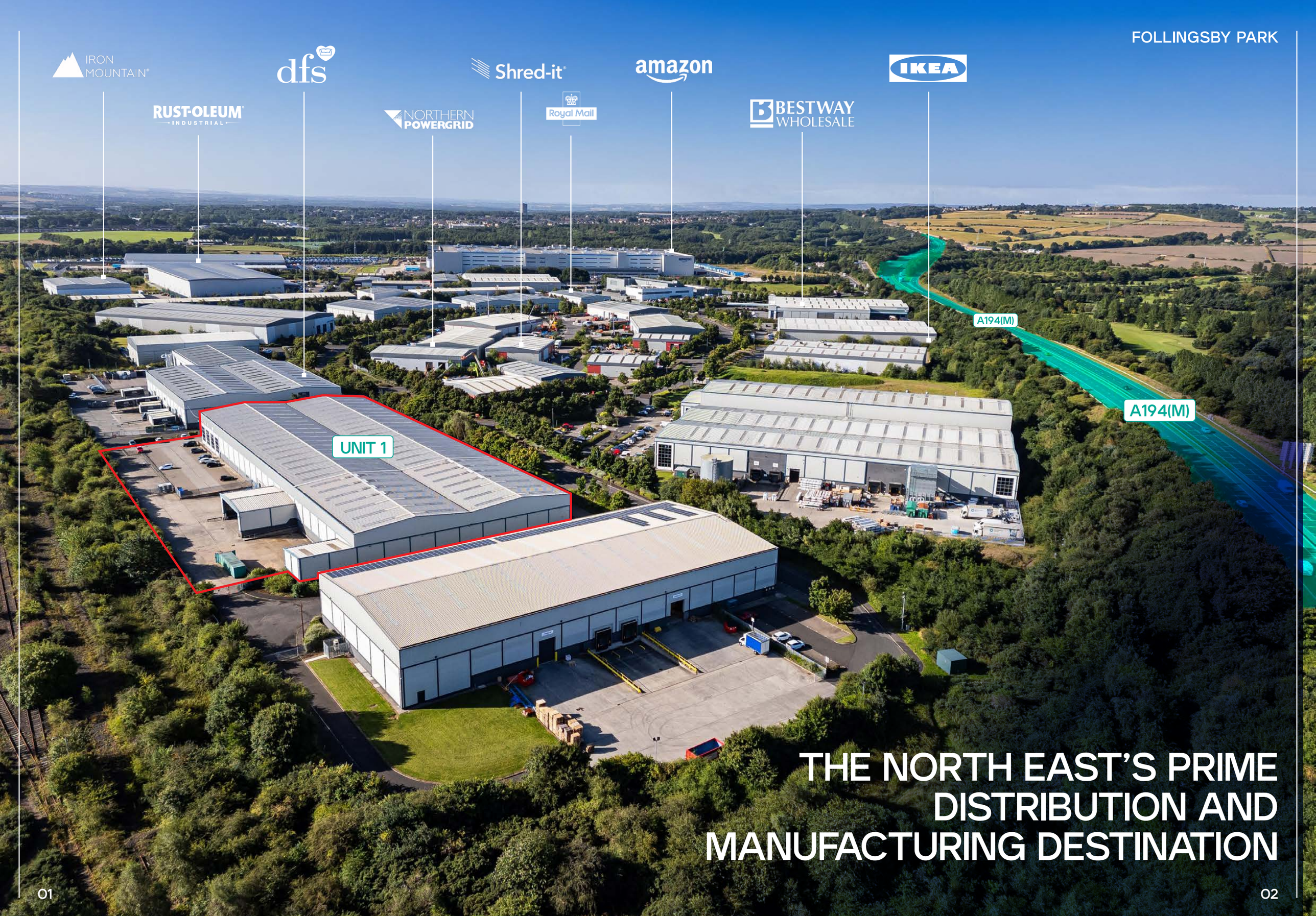
PRIME INDUSTRIAL / WAREHOUSE TO LET

95,080 SQ FT (8,833 SQ M)

1.5 MVA OF POWER

TARGET BREEAM 'VERY GOOD' & EPC 'A'

UNDERGOING REFURBISHMENT – AVAILABLE NOW



THE NORTH EAST'S PRIME DISTRIBUTION AND MANUFACTURING DESTINATION

INTERNAL EAVES HEIGHT 10.24M / CLEAR EAVES HEIGHT 9.35M

5 DOCK LOADING DOORS

7 LEVEL ACCESS DOORS

CCTV COVERAGE

30M

106 CAR PARKING SPACES

1.5 MVA OF POWER

24H ON SITE SECURITY

ANCILLARY OFFICE ACCOMMODATION

SECURE SELF-CONTAINED SITE

24/7 OPERATIONAL CAPABILITY

50KN/M2 FLOOR LOADING

IMPROVED ENERGY PERFORMANCE

TARGET BREEAM VERY GOOD

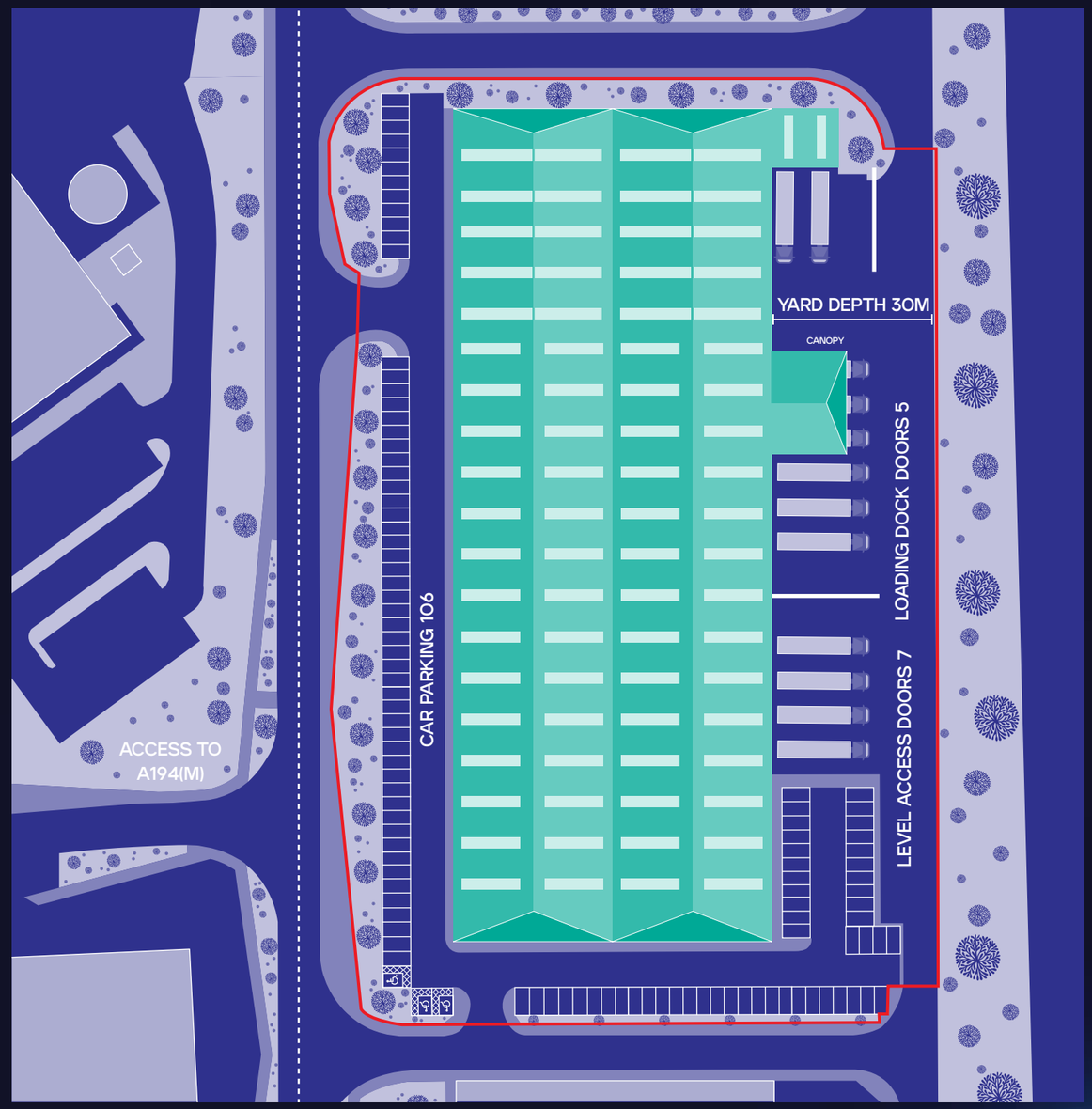
TARGET EPC A

FLEXIBLE SPACE DESIGNED FOR OPERATIONAL EFFICIENCY

Designed for modern industrial and logistics operations, Unit 1 combines high-quality warehouse space with generous yard provision, extensive loading facilities and contemporary office accommodation.

Its detached, secure layout enables efficient vehicle circulation and operational flow, making it ideally suited to manufacturing, e-commerce, third-party logistics and distribution businesses seeking flexible, high-performance space.

UNIT 1



Area	Sq Ft	Sq M
GF Warehouse	84,225	7,825
GF Offices	3,080	286
FF Offices	6,155	572
SF Offices	1,620	151
Total	95,080	8,833

*Areas based on Gross Internal measurements.

INDICATIVE IMAGE

STRATEGIC ACCESS ACROSS THE UK AND BEYOND

Follingsby Park benefits from a prime location adjacent to the A194(M), offering direct access to the A1(M), A19 and the national motorway network. The Port of Tyne, Newcastle International Airport and the Tyne Tunnel are all within easy reach, providing excellent regional, national and international connectivity. This strategic position makes Follingsby Park an ideal base for logistics, manufacturing and distribution businesses.

Drive-times	Distance	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
Leeds	99 miles	1 hr 55 mins
Edinburgh	123 miles	2 hrs 20 mins
Glasgow	151 miles	2 hrs 40 mins
Manchester	151 miles	2 hrs 50 mins
Birmingham	207 miles	3 hrs 45 mins

LABOUR CATCHMENT

The park's central location allows occupiers to recruit from multiple population centres, reducing reliance on a single labour market and supporting future business growth.

450,000
RESIDENTS WITHIN 15 MINUTES

1.1 MILLION
RESIDENTS WITHIN 30 MINUTES

1.8 MILLION
RESIDENTS WITHIN 45 MINUTES

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FOLLINGSBY PARK

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TERMS

To be let on a new Full Repairing and Insuring lease, on terms to be agreed.

VAT

The Building is elected for VAT

BUSINESS RATES

£520,000 (April 2026 Rating List)

AML REGULATIONS

Prospective tenants are to provide full identification documents for approval prior to completion of this transaction.

EPC

Target EPC Rating A.

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