



TO BE  
REFURBISHED

EPC  
B



50 METRES  
YARD DEPTH



14 LOADING  
DOORS



EASY ACCESS TO  
A1 (M)



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

**TO LET**  
**INDUSTRIAL/WAREHOUSE UNIT**  
**78,259 ft<sup>2</sup> (7,270 m<sup>2</sup>)**  
Internal Height: 10.93m | Clear Height: 10.10 m

**4**



## 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

Based on approximate gross internal floor areas

	FT <sup>2</sup>	M <sup>2</sup>
GF Warehouse	72,479	6,733
GF Offices	2,846	264
FF Offices	2,934	273
<b>Total</b>	<b>78,259</b>	<b>7,270</b>



As occupied by previous tenant.  
Racking not included.

## DESCRIPTION

Subject to further improvements following refurbishment

- To be fully refurbished
- Detached steel portal frame high bay warehouse
- 2 storey offices
- 10m minimum eaves height
- 10 dock level loading doors
- 4 level access loading doors
- 74 car parking spaces
- 50m yard depth
- 800 KVA
- 24/7 use

## 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

£465,000 (April 2026 Rating List)



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



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