



Units 19F Follingsby Park, Gateshead, NE10 8YA

- **Modern Industrial unit**
- **Electrically operated roller shutter doors**
- **LED lighting**
- **Excellent access to A1(M)**

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Avison Young

Eighth Floor

Wellbar

Gallowgate

Newcastle Upon Tyne

NE1 4TD

Warehouse/Factory unit for lease

Unit 19F Follingsby Park, Gateshead, NE10 8YA

Property Description

The premises comprises of a detached high bay industrial unit of steel portal frame construction with warehouse space and ground floor office accommodation.

The unit is 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 7m with loading access is via two two loading doors. The warehouse has LED lighting.

The offices are carpeted throughout with suspended ceilings, LED lighting and electric radiators. WC facilities are provided adjacent to the ground floor office space.

A car park to the front of the unit provides tenant parking with additional space in the secure service yard at the rear.

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, Tyne Tunnel and all the region's main towns and cities, including Newcastle, Sunderland and Durham.

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

Viewings

By appointment with agents Avison Young.

Specification

- LED lighting
- EPC B
- Secure and well-maintained estate
- Established Business Park location
- Clear internal eaves height of 7m
- Secure yard with external car parking
- Two ground level electrically operated roller shutter doors
- Office and ancillary accommodation
- Mezzanine level

Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition):

Area	Sq ft	Sq m
GF Warehouse	10,024	931
Offices	736	69
Total GIA	10,760	1,000

Service Charge

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

EPC

EPC B (Target A+)

Rates

Business Rates Information available upon request.

Terms

Terms to be agreed between parties

Rent

Rent upon application

Legal Costs

Each party is to be responsible for their own legal costs.

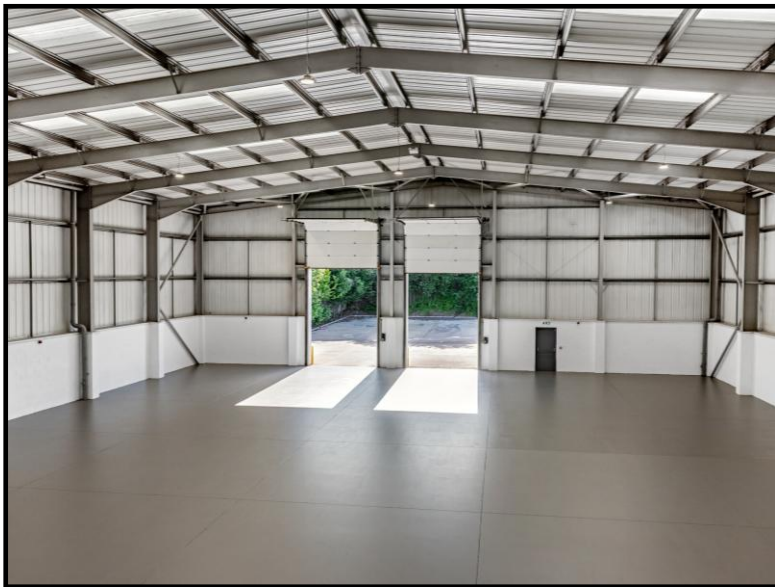
VAT

VAT if applicable will be charged at the standard rate.

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Warehouse/Factory unit for lease

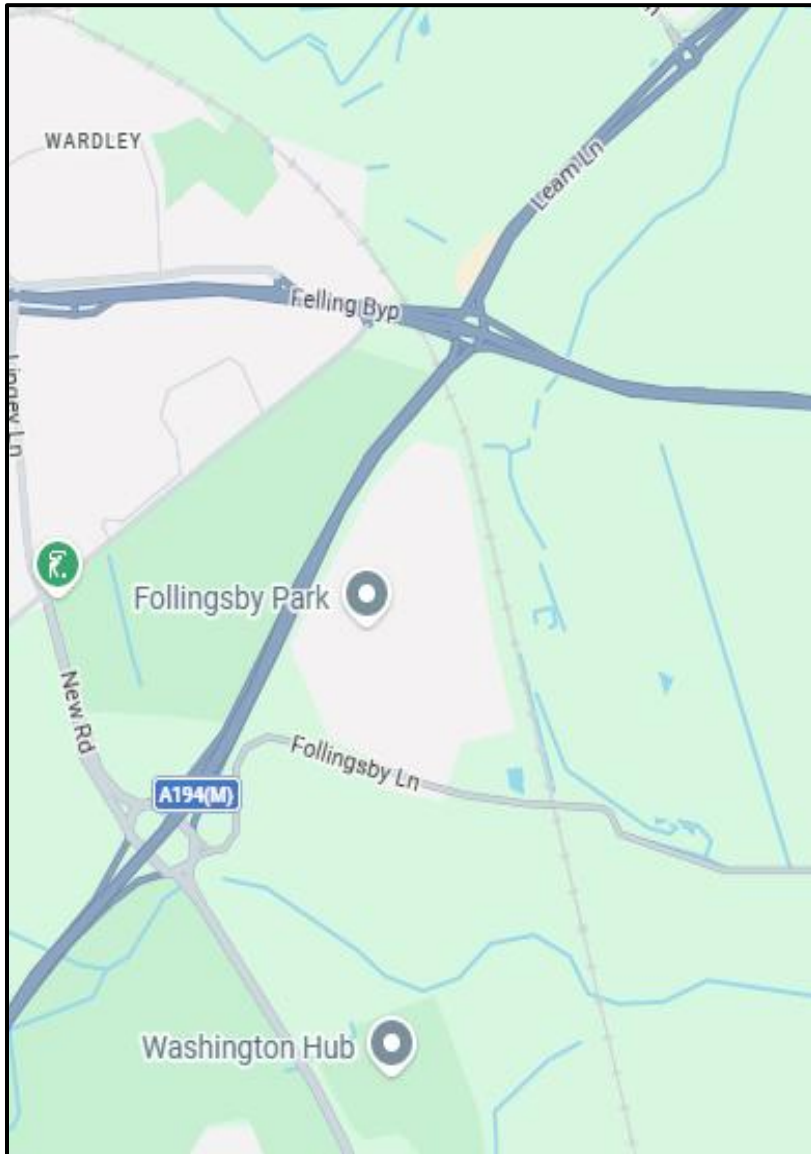
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