



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

GATESHEAD TYNE & WEAR NE10 8YF



TO LET

INDUSTRIAL/WAREHOUSE UNIT

8,970 FT² (833.3 M²)

19a

Location

Follingsby Park is a modern industrial estate extending to approximately 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 the Follingsby Motorway junction of the A194(M) giving easy access to the A1(M), the A19 and north to the Tyne Tunnel.

Accommodation

Semi-detached steel portal frame unit with ground and first floor offices, dedicated car parking, and HGV loading access within a secure gated service yard.

Unit 19a	FT ²	M ²	EPC	RATEABLE VALUE
Warehouse	6,304	585.6	Expired Dec 2020 new cert required.	£41,500
GF Offices	1,303	121.1		
FF Offices	1,363	126.6		
Total	8,970	833.3		

Services

The unit has mains supplies of gas, water and 3 phase electricity.

Specification

- Clear internal eaves height of 7m
- Two electrically operated loading doors
- Two storey office accommodation

Lease Terms

The property is available on a new lease on a Full Repairing and Insuring basis with terms to be agreed.

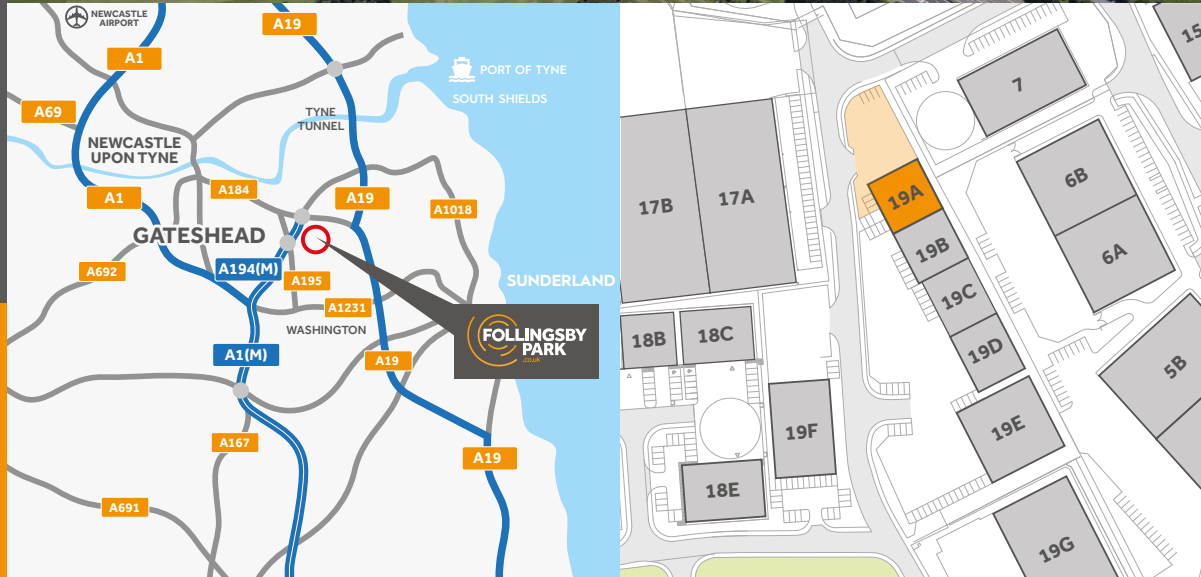
Service Charge

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.

Misrepresentation Act: These particulars, issued by Savills and HTA, shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. August 2021



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



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