



Image: September 2017

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

GATESHEAD TYNE & WEAR NE10 8YF

TO LET Q4 2022
INDUSTRIAL/WAREHOUSE UNIT
37,716 FT² (3,504 M²)

14

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.

Accommodation

Unit 14 comprises of a detached steel portal frame building with dedicated service yard and two story offices. The unit is soon to be refurbished.

Unit 14	FT ²	M ²	EPC	RATEABLE VALUE
Warehouse	32,917	3,058	TBC	£140,000
GF Offices	2,378	221		
FF Offices	2,421	225		
Total	37,716	3,504		

Services

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

Specification

- 9.5m eaves to the haunch rising to 12m to the apex
- Two storey offices
- Two dock level loading doors
- Two level access loading doors
- LED lighting in warehouse
- Highly visible from A194 (M)
- 360 degree circulation

Environmental ratings

The property has a minimum targeted EPC rating of B and a BREEAM rating of very good.

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.

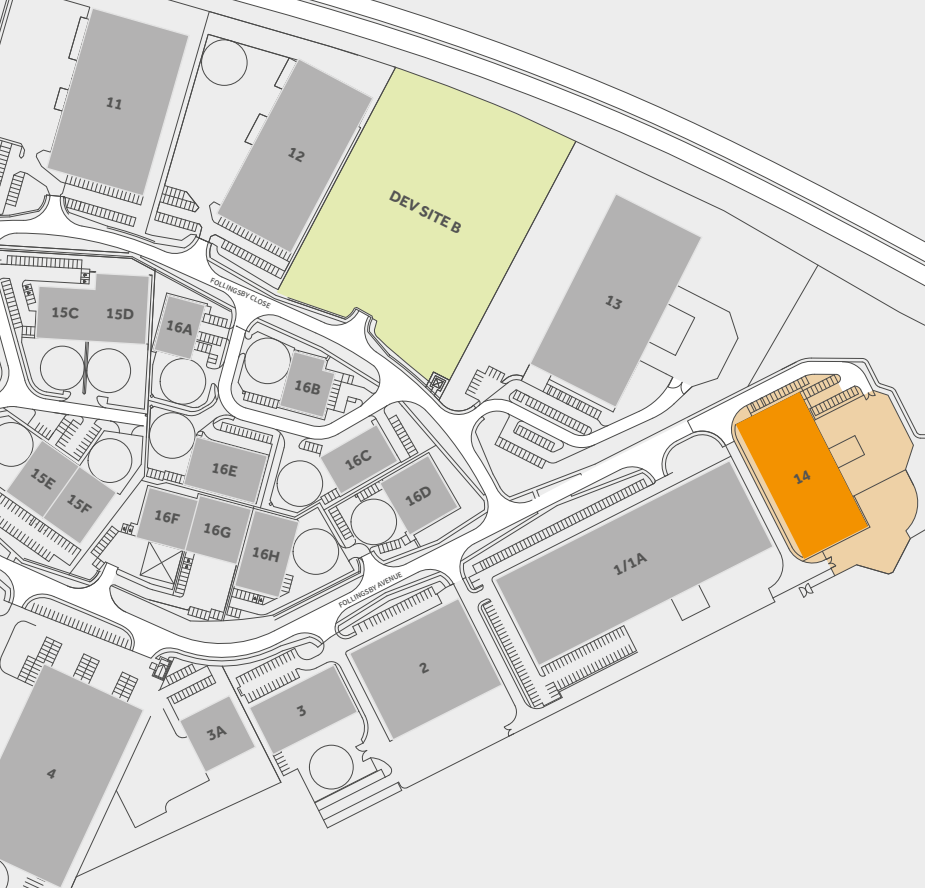
Legal Costs

Each party will be responsible for their own legal costs incurred in this transaction.



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



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