

TO BE REFURBISHED

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

TO LET
INDUSTRIAL/WAREHOUSE UNIT
33,408 ft² (3,104 m²)

17B



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

	FT ²	M ²	EPC
GF Warehouse	30,346	2,819	Target A+
GF Offices	1,558	145	
FF Offices	1,504	140	
Total	33,408	3,104	

UNIT 17B

Unit 17B comprises of a semi-detached steel portal frame building with a 6.75m eaves height, 2 loading doors and a dedicated secure yard. The unit is soon to be refurbished.



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.


RATEABLE VALUE

£163,000 (April 2023 Rating List)

PROJECTED GREEN CREDENTIALS*



PHOTOVOLTAICS



PV modules fitted
CO₂ emissions saved


NET ZERO CARBON



Net Zero Energy design



EV CHARGING



Targeting electric vehicle charging points provided

BREEAM




Targeting BREEAM rating 'Excellent'

EPC




Target rating for excellent energy performance

NATURAL LIGHT




Optimised natural light with 10% roof lights

RENEWABLE TECH



Solar PVs reduce CO₂ and energy usage

LED LIGHTING



Enables 75% less energy consumption

BIKE SPACES



Provided to promote eco-friendly travel

SOURCING



Responsibly sourced construction materials

MATERIALS



Reducing environmental impact and energy usage

ENERGY METERING



Allows pro-active energy usage management

*subject to confirmation

Viewing: Strictly by prior arrangement with the joint agents.

savills.co.uk 
0191 917 1444

Richard Scott
richard.scott@savills.com
07787 697 757

Nick Bramwell
nick.bramwell@savills.com
07816 207 652

HTA
REAL ESTATE
0191 245 1234
www.htare.co.uk

Nick Atkinson
nick@htare.co.uk
07950 319 060

Russell Taylor
russell@htare.co.uk
07710 735 566

Misrepresentation Act: These particulars 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. June 2023.