

**EPC  
A+**  
TARGET

**TARGET BREEAM  
EXCELLENT**

**PV SOLAR  
PANELS**

**EV CHARGING  
POINTS**

**24 HR  
SECURITY**

**47,650 ft<sup>2</sup>  
(4,426 m<sup>2</sup>)**  
Plot Size **3.03 Acres**

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

GATESHEAD TYNE & WEAR  
NE10 8YF

**FP:48**

**DEVELOPMENT SITE**  
DESIGN / BUILD OPPORTUNITY  
ON A PROMINENT SITE





## 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

## FP:48 DEVELOPMENT SITE

Follingsby Park 48 offers a design and build opportunity affording up to 47,650 ft<sup>2</sup> (4,426 m<sup>2</sup>) of detached industrial space on a plot of 3.03 acres.

FP:48 is one of the final development plots available. It offers a highly prominent location at the entrance to the estate, within easy sight of the estates security office (open 24/7).

	FT <sup>2</sup>	M <sup>2</sup>	Plot Size
Warehouse	42,880	3,983	3.03 Acres
Office	4,770	443	
<b>Total</b>	<b>47,650</b>	<b>4,426</b>	



**SITE PLAN**





# PROJECTED GREEN CREDENTIALS



**PHOTOVOLTAICS**

PV modules fitted  
CO<sub>2</sub> emissions saved

**NET ZERO CARBON**

Net Zero Energy design



**EV CHARGING**

Electric vehicle charging points provided

**BREEAM**

BREEAM rating 'Excellent'

**EPC**

Rating for excellent energy performance

**NATURAL LIGHT**

Optimised natural light with c.20% roof lights

**RENEWABLE TECH**

Solar PVs reduce CO<sub>2</sub> 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

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

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