



7.3 METRES
EAVES HEIGHT



SECURE SERVICE
YARD



2 STOREY
OFFICES



2 LOADING
DOORS



EASY ACCESS TO
A1 (M)



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

GATESHEAD TYNE & WEAR
NE10 8YF

TO LET

INDUSTRIAL/WAREHOUSE UNIT

21,317 ft² (1,980 m²)

5B



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	18,495	1,718	C
GF Offices	1,605	149	
FF Offices	1,217	113	
Total	21,317	1,980	



24 HR SECURITY OFFICE
& MARKETING SUITE

FP:39
DEVELOPMENT SITE

FP:48
DEVELOPMENT SITE

UNIT 5B

DESCRIPTION

- Semidetached steel portal frame unit
- Dedicated secure service yard
- 2 level access loading doors
- 2 storey offices

LEASE TERMS

Available by way of assignment of a lease expiring 3rd August 2030 at a passing rent of £111,915. This lease has a tenant break on 4th August 2025.

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

£116,000 (April 2023 Rating List)

**UNIT
5B**

Viewing: Strictly by prior arrangement with the joint agents.

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