

NORTH EAST ENGLAND'S PRIME INDUSTRIAL PARK

GATESHEAD TYNE & WEAR NE10 8YF

TO LET INDUSTRIAL/WAREHOUSE UNIT 21,317 ft<sup>2</sup> (1,980 m<sup>2</sup>)



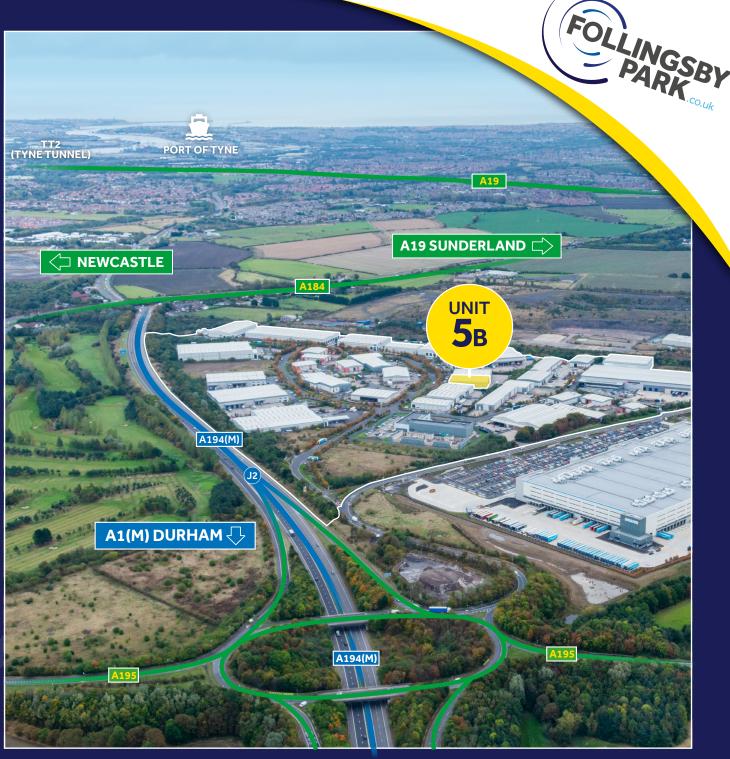


## **LOCATION**

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







## **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)



Viewing: Strictly by prior arrangement with the joint agents.



Legal &\ General

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