

EPC  
A



LED  
LIGHTING



EASY ACCESS TO  
A1 (M)



DEDICATED  
SECURE YARD



2x LOADING  
DOORS



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

GATESHEAD TYNE & WEAR  
NE10 8YA

**TO LET**

**INDUSTRIAL/WAREHOUSE UNIT**

**8,999 ft<sup>2</sup> (836 m<sup>2</sup>)**

**19A**





## 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 <sup>2</sup>	M <sup>2</sup>	EPC
GF Warehouse	6,333	589	A(23)
GF Offices	1,303	121	
FF Offices	1,363	126	
<b>Total</b>	<b>8,999</b>	<b>836</b>	

## UNIT 19A

Unit 19A comprises of a semi-detached steel portal frame building with a 7m eaves height, 2 loading doors and a dedicated secure yard.

24 HR SECURITY OFFICE & MARKETING SUITE

FP:39  
DEVELOPMENT SITE

FP:48  
DEVELOPMENT SITE

UNIT 19A



## 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

£56,000 (April 2023 Rating List)





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

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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. November 2023.