

NORTH EAST ENGLAND'S PRIME INDUSTRIAL PARK

GATESHEAD TYNE & WEAR NE10 8YA **TOLET** INDUSTRIAL/WAREHOUSE UNIT 8,999 ft² (836 m²)





LOCATION

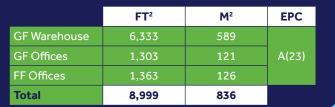
Follingsby Park is a modern industrial estate extending to 110 acres at the centre of the Tyne & Wear conurbation with good access to Newcastle, Gateshead, Sunderland and South Tyneside.

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



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 8A 17A

8A 19A 98 19C 19D 19E 19G

FP:80

16A

15D

15C

16B

15F 15E

16E

16H

16G



FOLLINGSBY PARK CO.UK

LEASE TERMS

1/1A

3A

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.



Legal & General Richard Scott richard.scott@savills.com 07787 697 757

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



Nick Atkinson nick@htare.co.uk 07950 319 060 Russell Taylor russell@htare.co.uk 07710735566

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.