

**EPC
A+**
TARGET

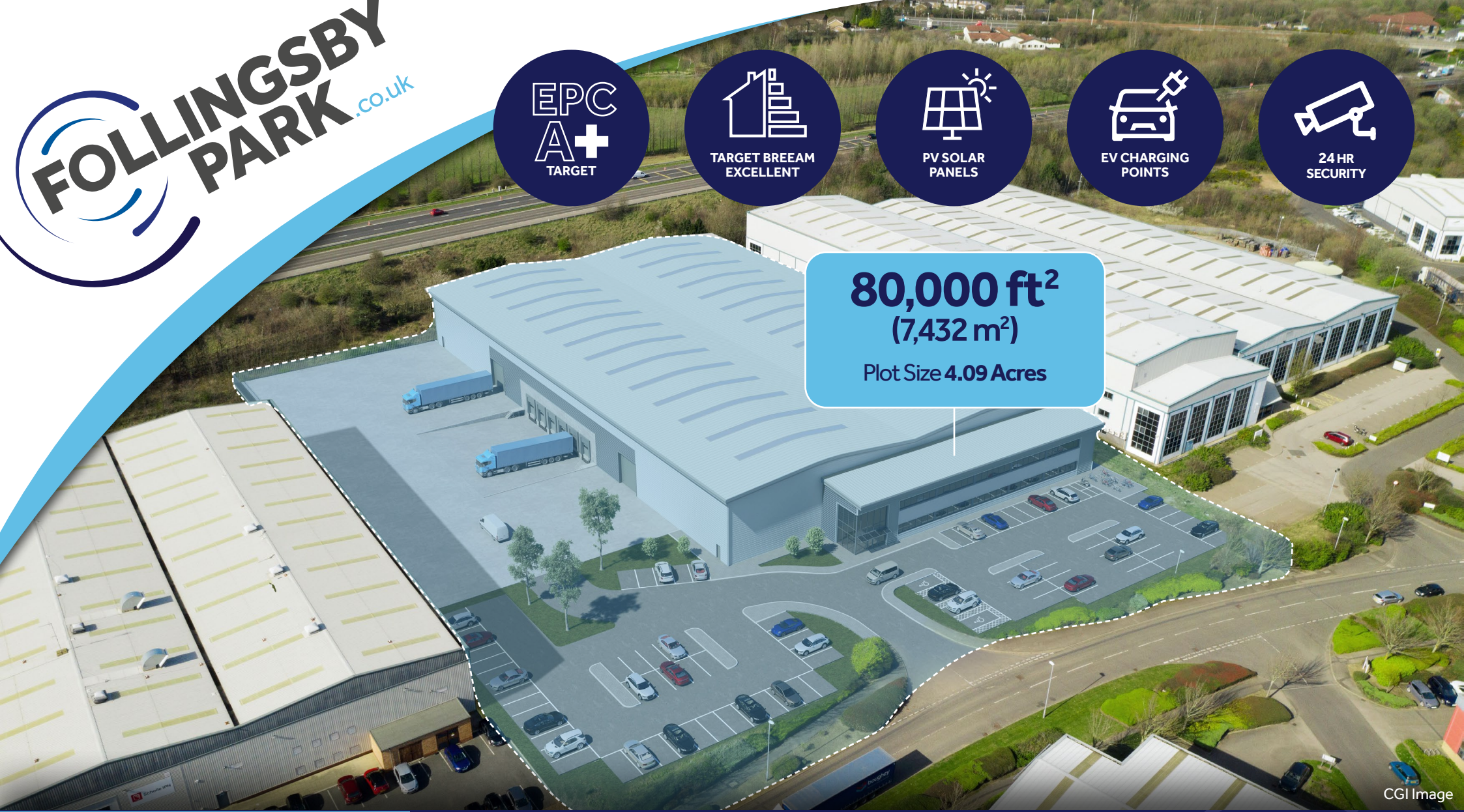
**TARGET BREEAM
EXCELLENT**

**PV SOLAR
PANELS**

**EV CHARGING
POINTS**

**24 HR
SECURITY**

80,000 ft²
(7,432 m²)
Plot Size 4.09 Acres



CGI Image

**NORTH EAST
ENGLAND'S PRIME
INDUSTRIAL PARK**
GATESHEAD TYNE & WEAR
NE10 8YF

FP:80

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.

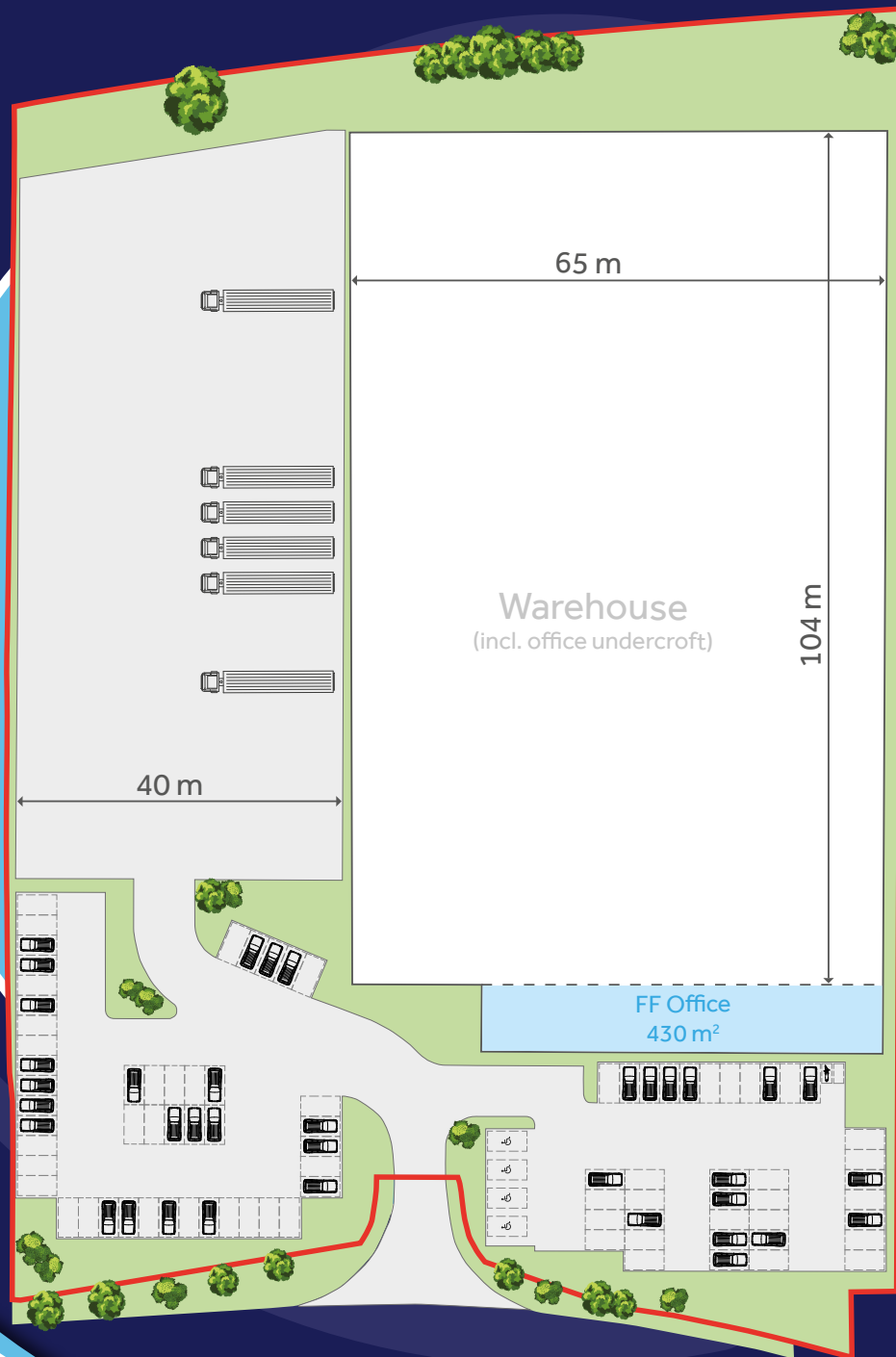
DRIVE-TIMES	Distance	Approx. Time
A194(M)	0.7 miles	2 mins
South Tyneside / A19	2.6 miles	6 mins
A1(M)	3.1 miles	5 mins
Tyne Tunnel	5.7 miles	6 mins
Gateshead	6.5 miles	16 mins
Newcastle	8.0 miles	19 mins
Sunderland	8.1 miles	20 mins

FP:80 DEVELOPMENT SITE

Follingsby Park 80 offers a large design and build opportunity affording up to 80,000 ft² (7,432 m²) of detached industrial space on a plot of 4.09 acres.

The plot is adjacent to the A194(M), presenting a line of sight marketing opportunity to the A1(M) spur road. FP:80 is the largest of the final development plots available at this premier, well-established industrial park location which has its own 24-hour security on site.

	FT ²	M ²	Plot Size
Warehouse	75,300	6,996	4.09 Acres
Office	4,700	436	
Total	80,000	7,432	



SITE PLAN




CGI Image

PROJECTED GREEN CREDENTIALS



PHOTOVOLTAICS



PV modules fitted
CO₂ 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 CO₂ 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.

AVISON YOUNG
0191 261 2361

Danny Cramman
danny.cramman@avisonyoung.com
07796 993 750

Adam Lawson
adam.lawson@avisonyoung.com
07825 113 277

HTA
REAL ESTATE
0191 245 1234
www.htare.co.uk

Nick Atkinson
nick@htare.co.uk
07950 319 060

Russell Taylor
russell@htare.co.uk
07710 735 566

Asset Managers:



Caroline Large
clarge@wbproperties.com
07493 292 431



Emily Hart
ehart@wbproperties.com
07500 541 827