

**EPC
B**
TARGET

↑
**7.28 METRES
EAVES HEIGHT**


**DEDICATED
PARKING**


**3 x LOADING
DOORS**


**EASY ACCESS TO
A1 (M)**



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

GATESHEAD TYNE & WEAR
NE10 8YA

TO LET

INDUSTRIAL/WAREHOUSE UNIT

7,125 ft² (662 m²)

18c



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	6,311	586	B*
GF Office	814	76	
Total	7,125	662	

*target EPC rating. To be reassessed following completion of refurbishment.



DESCRIPTION

- Newly refurbished
- Office accommodation
- 7.28m internal eaves height
- 3 level access loading doors
- 12 car parking spaces

LEASE TERMS

Available now.

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

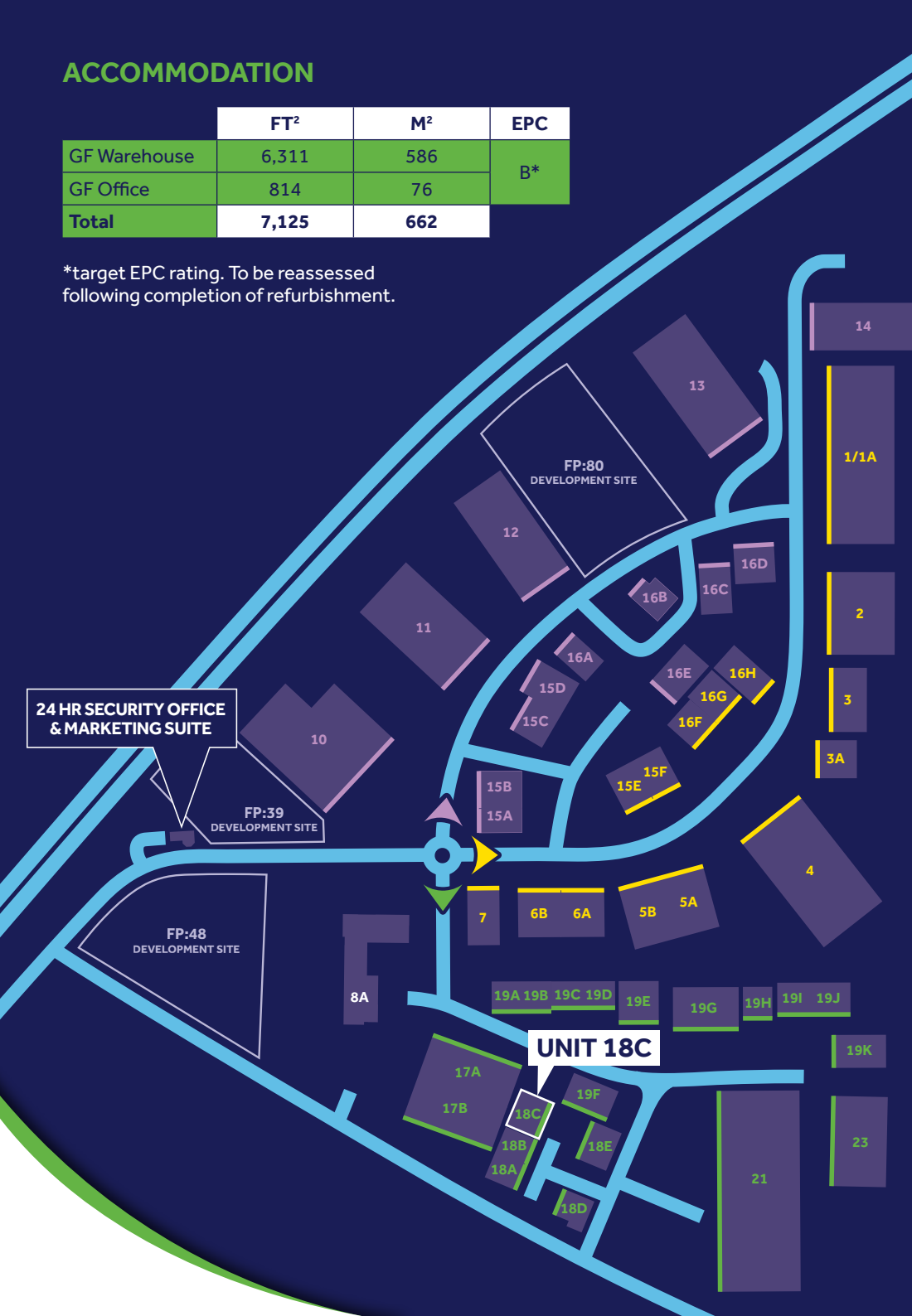
£44,000 (April 2023 Rating List)

24 HR SECURITY OFFICE
& MARKETING SUITE

FP:39
DEVELOPMENT SITE

FP:48
DEVELOPMENT SITE

UNIT 18C



**UNIT
18c**

Viewing: Strictly by prior arrangement with the joint agents.

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