













NORTH EAST ENGLAND'S PRIME INDUSTRIAL PARK

GATESHEAD TYNE & WEAR NE10 8YX

TO LET
INDUSTRIAL/WAREHOUSE UNIT
6,923 ft² (643 m²)

19_H

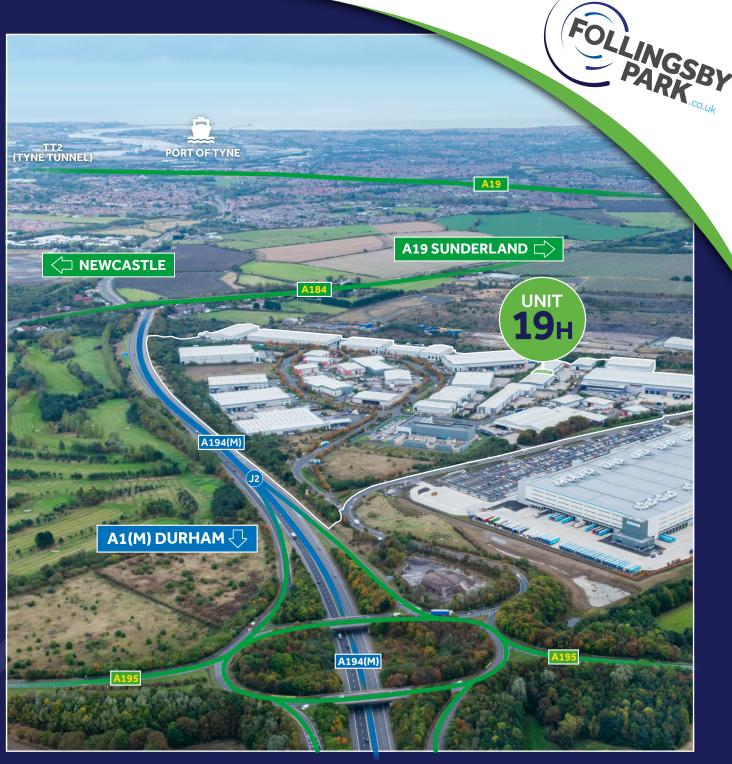


LOCATION

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

- · Newly refurbished
- · Office accommodation
- · 8.34m internal eaves height
- · Level access loading door
- · Secure gated terrace
- · 8 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

£40,750 (April 2023 Rating List)



Viewing: Strictly by prior arrangement with the joint agents.



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