

**FOLLINGSBY  
PARK**.co.uk

EPC  
B

↑  
8.34 METRES  
EAVES HEIGHT

🔒  
SECURE GATED  
TERRACE

🚚  
LEVEL ACCESS  
LOADING DOOR

🚚  
EASY ACCESS TO  
A1 (M)



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

GATESHEAD TYNE & WEAR  
NE10 8YX

**TO LET**

**INDUSTRIAL/WAREHOUSE UNIT**

**6,923 ft<sup>2</sup> (643 m<sup>2</sup>)**

**19H**





## 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	6,079	565	B-34
GF Office	844	78	
<b>Total</b>	<b>6,923</b>	<b>643</b>	



## 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)



UNIT  
**19H**

**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