

EPC
A+
TARGET

TARGET BREEAM
EXCELLENT

PV SOLAR
PANELS

EV CHARGING
POINTS

24 HR
SECURITY

47,650 ft²
(4,426 m²)

Plot Size **3.03 Acres**

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

GATESHEAD TYNE & WEAR
NE10 8YF

FP:48

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) | 0.8 miles | 2 mins |
| A1(M) | 3.4 miles | 5 mins |
| Washington | 4.5 miles | 9 mins |
| Tyne Tunnel | 4.9 miles | 11 mins |
| Newcastle | 5.2 miles | 15 mins |
| South Tyneside / A19 | 5.2 miles | 15 mins |
| Gateshead | 4.5 miles | 16 mins |
| Durham | 14.4 miles | 19 mins |
| Sunderland | 8.1 miles | 20 mins |

Drive times approximate. Sourced by Google Maps.



FP:48 DEVELOPMENT SITE

Follingsby Park 48 offers a design and build opportunity affording up to 47,650 ft² (4,426 m²) of detached industrial space on a plot of 3.03 acres.

FP:48 is one of the final development plots available. It offers a highly prominent location at the entrance to the estate, within easy sight of the estates security office (open 24/7).

| | FT ² | M ² | Plot Size |
|--------------|-----------------|----------------|------------|
| Warehouse | 42,880 | 3,983 | 3.03 Acres |
| Office | 4,770 | 443 | |
| Total | 47,650 | 4,426 | |



SITE PLAN



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.

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