

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)	0.8 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:80 DEVELOPMENT SITE

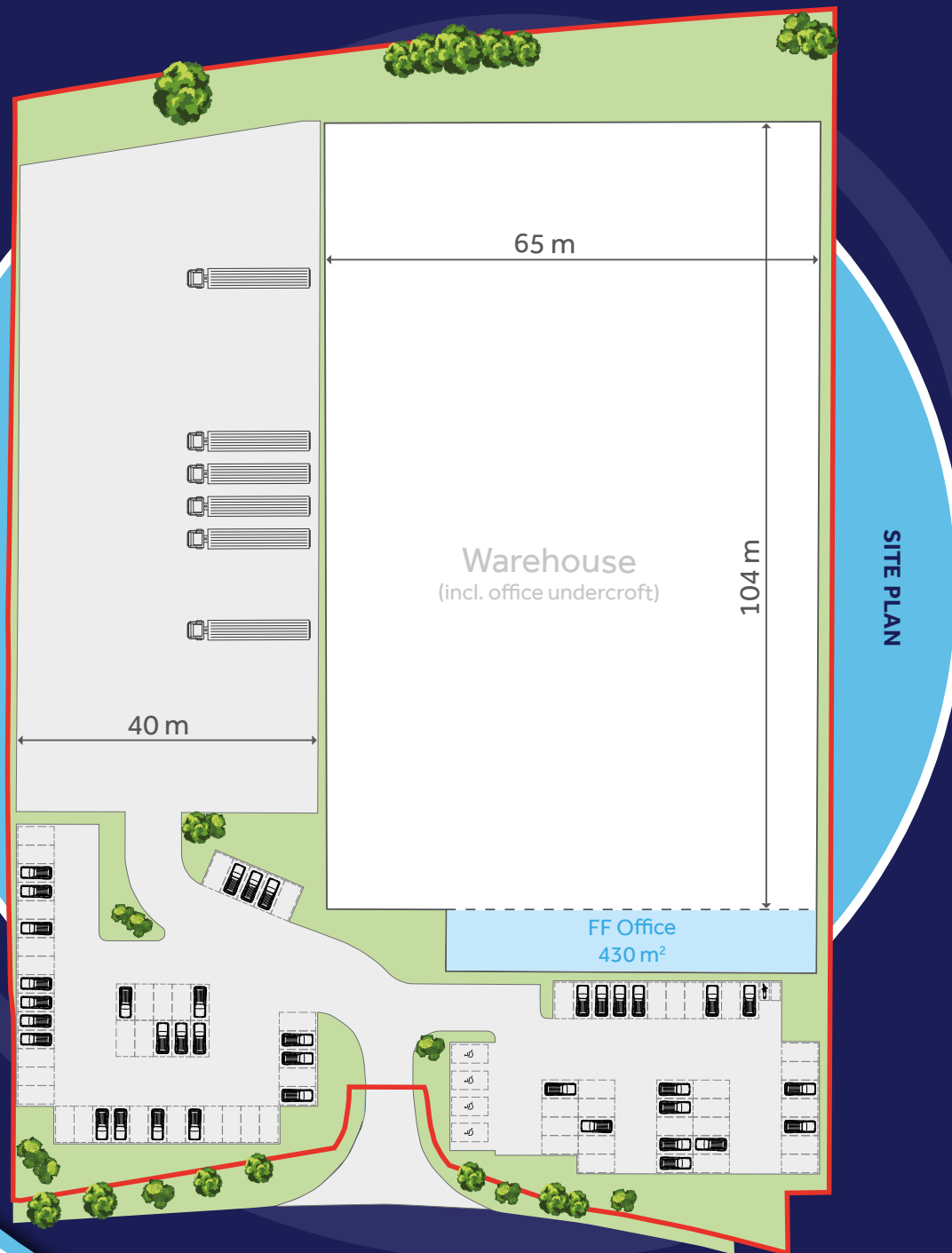
Follingsby Park 80 offers a large design and build opportunity affording up to 80,000 ft² (7,432 m²) of detached industrial space on a plot of 4.09 acres.

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	



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

Simon Hill

simon@htare.co.uk
07855 834 467

Asset Managers:



Caroline Large

clarge@wbproperties.com
07493 292 431



Emily Hart

ehart@wbproperties.com
07500 541 827