

EPC
A



TARGET BREEAM
EXCELLENT



PV SOLAR
PANELS



EV CHARGING
POINTS



2 x LOADING
DOORS



7.57 METRES
EAVES HEIGHT



CLICK TO EXPLORE
VIRTUAL TOUR

NEWLY REFURBISHED

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

GATESHEAD TYNE & WEAR
NE10 8YA

TO LET

INDUSTRIAL/WAREHOUSE UNIT

33,408 ft² (3,104 m²)

17^B



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.



ACCOMMODATION

	FT ²	M ²	EPC
GF Warehouse	30,346	2,819	A
GF Offices	1,558	145	
FF Offices	1,504	140	
Total	33,408	3,104	

UNIT 17B

Unit 17B comprises of a semi-detached steel portal frame building with a 7.57m internal eaves height, 2 loading doors and a dedicated secure yard. The unit has recently been refurbished.

24 HR SECURITY OFFICE & MARKETING SUITE

FP:39
DEVELOPMENT SITE

FP:48
DEVELOPMENT SITE

UNIT 17B



**FOLLINGSBY
PARK**
co.uk

LEASE TERMS

The property is available on a new lease on a Full Repairing and Insuring basis with terms to be agreed.

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

£163,000 (April 2023 Rating List)





GREEN CREDENTIALS

PHOTOVOLTAICS



PV modules fitted
CO₂ emissions saved



EV CHARGING



Electric vehicle charging
points provided

BREEAM



Targeting BREEAM
rating 'Excellent'

EPC



Rating for excellent
energy performance

NATURAL LIGHT



Optimised natural light
with 10% 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