

**GATESHEAD TYNE & WEAR** NE108YA

33,408 ft<sup>2</sup> (3,104 m<sup>2</sup>)

IB



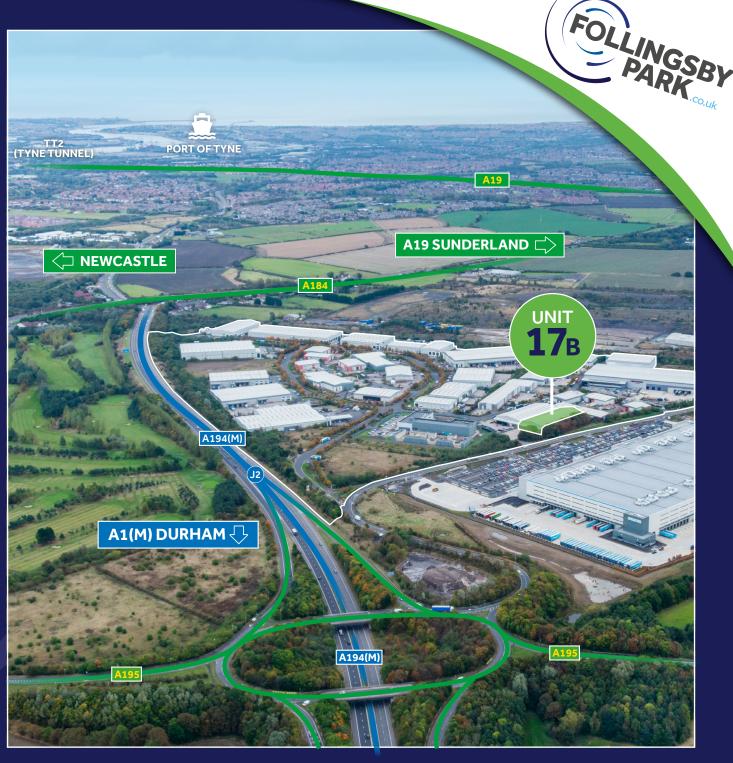
# **LOCATION**

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.







# **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)





## **PHOTOVOLTAICS**



PV modules fitted

CO<sub>2</sub> 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 CO<sub>2</sub> 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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