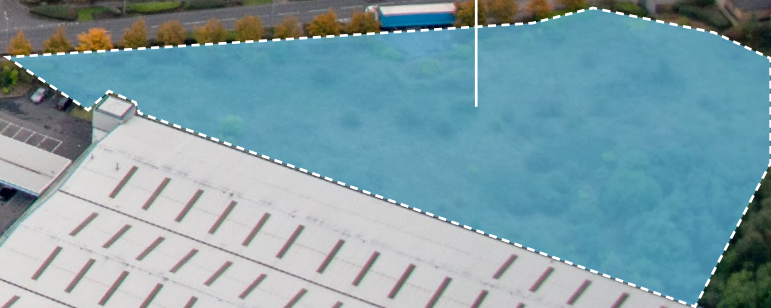




**39,300 ft<sup>2</sup>**  
**(3,651 m<sup>2</sup>)**  
**Plot Size 1.98 Acres**



**NORTH EAST  
ENGLAND'S PRIME  
INDUSTRIAL PARK**  
GATESHEAD TYNE & WEAR  
NE10 8YF

**FP:39**

**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:39 DEVELOPMENT SITE

Follingsby Park 39 offers a design and build opportunity affording up to 39,300 ft<sup>2</sup> (3,651 m<sup>2</sup>) of detached industrial space on a plot of 1.98 acres.

The plot is adjacent to the A194(M), presenting a *line of sight* marketing opportunity to the A1(M) spur road. FP:39 is one of the final development plots available at this premier, well-established industrial park location which has its own 24-hour security on site bordering this plot.

	FT <sup>2</sup>	M <sup>2</sup>	Plot Size
Warehouse	36,700	3,410	1.98 Acres
Office	2,600	241	
<b>Total</b>	<b>39,300</b>	<b>3,651</b>	




SITE PLAN



# PROJECTED GREEN CREDENTIALS



**PHOTOVOLTAICS**



PV modules fitted  
CO<sub>2</sub> 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 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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