

FOLLINGSBY PARK

UNIT 4

**PRIME INDUSTRIAL UNIT TO LET
78,259 SQ FT (7,270 SQ M)**



1 MVA OF POWER



TARGET BREEAM 'VERY GOOD' & EPC 'A'



UNDERGOING REFURBISHMENT – AVAILABLE NOW

RUST-OLEUM
INDUSTRIALBESTWAY
WHOLESALEIRON
MOUNTAIN®

Shred-it®

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Royal Mail

IKEA

NORTHERN
POWERGRID

dfs

A194(M)

A194(M)

UNIT 4

Follingsby Park is a leading industrial and distribution hub in the North East, strategically located between Newcastle, Gateshead, Sunderland and South Tyneside with excellent access to the regional motorway network and labour markets.

Following refurbishment, Unit 4 will offer high-quality warehouse accommodation suitable for logistics, manufacturing, e-commerce, warehousing and distribution operations. Set within a well-established business location, the park offers excellent connectivity, a strong workforce and a proven occupier base.

THE NORTH EAST'S PRIME DISTRIBUTION AND MANUFACTURING DESTINATION



MINIMUM 10M
EAVES HEIGHT



10 DOCK
LOADING DOORS



4 LEVEL
ACCESS DOORS



CCTV
COVERAGE



50M YARD
DEPTH



74 CAR
PARKING SPACES



1 MVA OF
POWER



24H ON SITE
SECURITY



SINGLE STOREY
OFFICE WITH
MEZZANINE ABOVE



SECURE SELF-
CONTAINED SITE



24/7 OPERATIONAL
CAPABILITY



IMPROVED ENERGY
PERFORMANCE



BREEAM
VERY GOOD



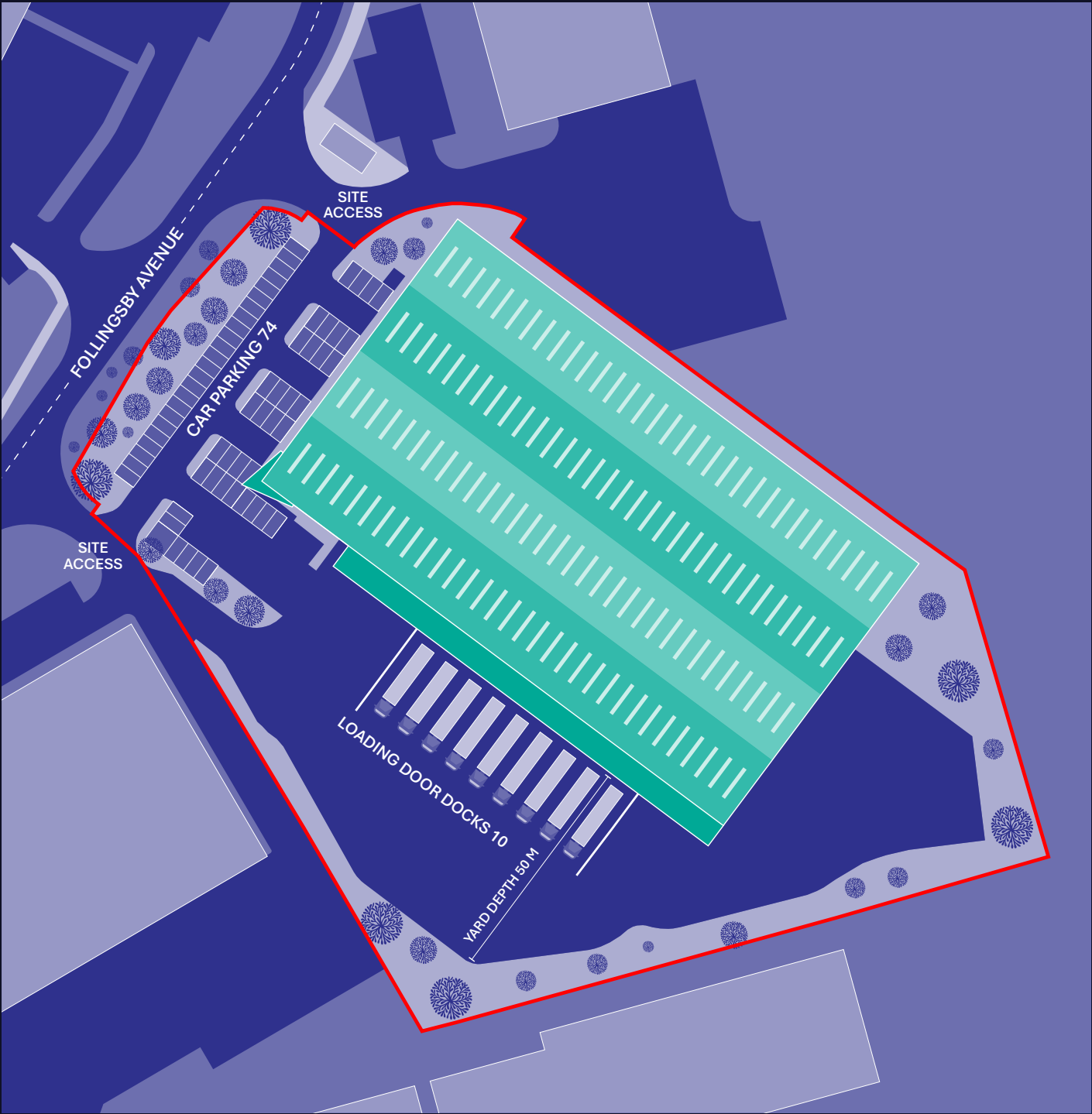
EPC
A

FLEXIBLE SPACE DESIGNED FOR OPERATIONAL EFFICIENCY

Designed for modern industrial and logistics operations, Unit 4 combines high-quality warehouse space with generous yard provision, extensive loading facilities and contemporary office accommodation.

Its detached, secure layout enables efficient vehicle circulation and operational flow, making it ideally suited to manufacturing, e-commerce, third-party logistics and distribution businesses seeking flexible, high-performance space.

UNIT 4



Area	Sq Ft	Sq M
GF Warehouse	72,479	6,733
GF Offices	2,846	264
FF Mezzanine	2,934	273
Total	78,259	7,270

UNIT 4



TO BE REFURBISHED

STRATEGIC ACCESS ACROSS THE UK AND BEYOND

Follingsby Park benefits from a prime location adjacent to the A194(M), offering direct access to the A1(M), A19 and the national motorway network. The Port of Tyne, Newcastle International Airport and the Tyne Tunnel are all within easy reach, providing excellent regional, national and international connectivity. This strategic position makes Follingsby an ideal base for logistics, manufacturing and distribution businesses.

Drive-times	Distance	Time
A194(M)	0.7 miles	2 mins
South Tyneside / A19	2.6 miles	6 mins
A1(M)	3.1 miles	5 mins
Tyne Tunnel	5.7 miles	6 mins
Gateshead	6.5 miles	16 mins
Newcastle	8.0 miles	19 mins
Sunderland	8.1 miles	20 mins
Leeds	99 miles	1 hr 55 mins
Edinburgh	123 miles	2 hrs 20 mins
Glasgow	151 miles	2 hrs 40 mins
Manchester	151 miles	2 hrs 50 mins
Birmingham	207 miles	3 hrs 45 mins

LABOUR CATCHMENT

The park’s central location allows occupiers to recruit from multiple population centres, reducing reliance on a single labour market and supporting future business growth.

450,000
RESIDENTS WITHIN
15 MINUTES

1.1 MILLION
RESIDENTS WITHIN
30 MINUTES

1.8 MILLION
RESIDENTS WITHIN
45 MINUTES



UNIT 4

FOLLINGSBY PARK

TERMS

On Application

BUSINESS RATES

£465,000 (April 2026 Rating List)

EPC

EPC Rating A.

VAT

We understand that the property is elected for VAT. It is anticipated that any transaction will be structured as a Transfer of Going Concern (TOGC).

AML REGULATIONS

Prospective tenants are to provide full identification documents for approval prior to completion of this transaction.

ASSET MANAGERS

Caroline Large
clarge@wbproperties.com
07493 292 431

Tom Lowndes
tlowndes@wbproperties.com
07760 354 553

Emily Hart
ehart@wbproperties.com
07500 541 827

**AVISON
YOUNG**

Danny Cramman
danny.cramman@avisonyoung.com
07796 993 750

Adam Lawson
adam.lawson@avisonyoung.com
07825 113 277

HTA
REAL ESTATE

Nick Atkinson
nick@htare.co.uk
07950 319 060

Simon Hill
simon@htare.co.uk
07855 834 467

Carter Jonas

Rich Harris
rich.harris@carterjonas.co.uk
07808 290 894

Marissa Allott
marissa.allott@carterjonas.co.uk
07890 300 109

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