



ACCESSIBLE



SECURE



MODERN UNITS

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

GATESHEAD TYNE & WEAR NE10 8YG

TO LET

**INDUSTRIAL/WAREHOUSE UNIT
5,833.24 M² (62,788 FT²)**

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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.

Accommodation

Detached steel portal frame unit with ground floor offices, loading canopies, dedicated service yard, level access and dock level loading doors.

Unit 11	M ²	FT ²	EPC	RATEABLE VALUE
Ground Floor GIA	5,587.5	60,144	B-40	£150,000
Mezzanine	245.72	2,645		
Total GIA	5,833.24	62,788		
Includes Ground Floor Offices	241.5	2,600		
Loading Canopies	195.4	2,103		

Services

The unit has mains supplies of gas, water and 3 phase electricity.

Specification

- 8m eaves
- 4 dock level loading doors
- 2 level access loading doors
- 37.5 kN per m² floor loading
- 78 car parking spaces
- 44m yard depth

Lease Terms

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

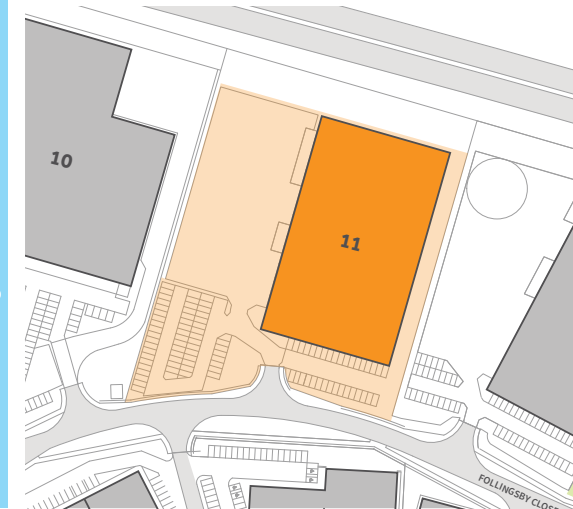
Service Charge

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.

Misrepresentation Act: These particulars shall not form part of any offer or contract and no guarantee is given as to the condition of the property or the accuracy of its description. An intending purchaser or tenant is not to rely on any representation made in these particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. February 2017.



Viewing: Strictly by prior arrangement with the joint sole agents.

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