

FOLLINGSBY PARK

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

GATESHEAD TYNE & WEAR NE10 8YF



TO LET

INDUSTRIAL/WAREHOUSE UNIT
3,040 M² (32,726 FT²)

17a

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

A semi-detached steel portal frame unit with two storey offices, canopy, 4 loading doors and dedicated service yard.

| Unit 17a | M ² | FT ² | EPC | RATEABLE VALUE |
|----------|----------------|-----------------|------|----------------|
| Total | 3,040 | 32,726 | D-91 | £122,000 |

Services

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

Specification

- 6.4m eaves
- 4 level access loading doors (each TBCm wide x TBCm high)
- Large secure service yard
- Two storey offices

Lease Terms

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

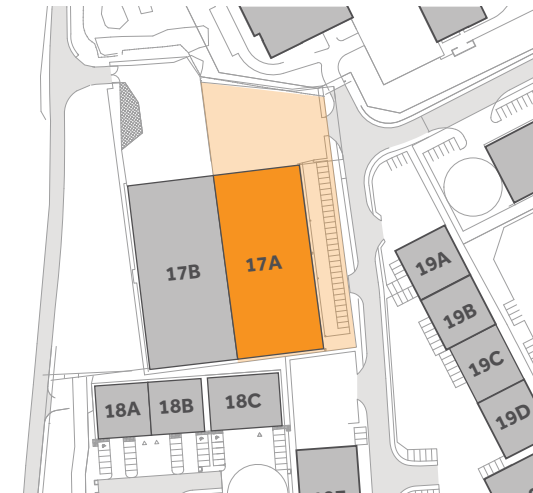
Service Charge

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. September 2015.



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

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