



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

GATESHEAD TYNE & WEAR NE10 8YX



**TO LET**

INDUSTRIAL/WAREHOUSE UNIT

**374.1 M<sup>2</sup> (4,027 FT<sup>2</sup>)**

**19b**

## 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 terraced steel portal frame unit with offices within a gated compound with car parking and loading access.

Unit 19b	M <sup>2</sup>	FT <sup>2</sup>	EPC	RATEABLE VALUE
Warehouse	334.5	3,601	D-83	£19,000
Offices	39.6	426		
<b>Total</b>	<b>374.1</b>	<b>4,027</b>		

## Services

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

## Specification

- Steel portal frame unit
- 7m eaves
- Office and W.C provision
- Secure yard / car parking
- Electrically operated loading door

## 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. January 2017.



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

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