



ACCESSIBLE



SECURE



MODERN UNITS

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

GATESHEAD TYNE & WEAR NE10 8YF

TO LET

INDUSTRIAL/WAREHOUSE UNIT

1,980 M² (21,317 FT²)

5B

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

Semi-detached steel portal frame unit with two storey offices, car parking, dedicated secure service yard and two loading doors.

Unit 5b	M ²	FT ²	EPC	RATEABLE VALUE
Warehouse	1,718.2	18,495	C-69	£82,000
GF Offices	149.1	1,605		
FF Offices	113.1	1,217		
Total	1,980	21,317		

Services

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

Specification

- Eaves height of 7.3m
- Office accommodation
- 2 Level access loading doors
- Dedicated gated service yard

Lease Terms

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

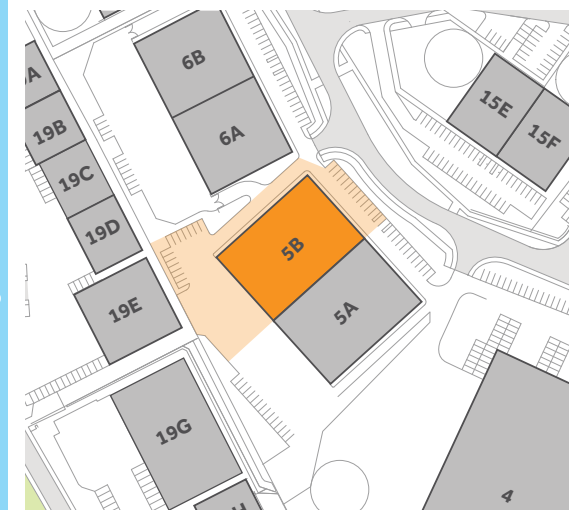
Service Charge

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. March 2017.



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

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